

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

103/18-20 Station Street, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$790,000

Median sale price

Median price

\$722,750

Property Type

Unit

Suburb

Highett

Period - From

28/08/2023

to

27/08/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	102/37 Genoa St MOORABBIN 3189	\$840,000	18/07/2024
2	15/6 Dart St HIGHETT 3190	\$762,000	06/04/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/08/2024 13:36



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$790,000

Median Unit Price
28/08/2023 - 27/08/2024: \$722,750

Comparable Properties

102/37 Genoa St MOORABBIN 3189 (VG)

Agent Comments

2 - -

Price: \$840,000
Method: Sale
Date: 18/07/2024
Property Type: Flat/Unit/Apartment (Res)



15/6 Dart St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$762,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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