

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

2/2 Enright Street Highett VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,500

Property type

Unit

Suburb

Highett

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

4/7 Alfred Street Highett VIC 3190	\$1,160,000	27-Nov-21
2C Major Street Highett VIC 3190	\$1,380,000	08-Dec-20
1/12 June Street Highett VIC 3190	\$1,363,000	11-Dec-21

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 6 months.~~

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4/7 Alfred Street Highett VIC 3190 Sold Price **\$1,160,000** Sold Date **27-Nov-21**

 -  2  2

Distance **0.51km**



2C Major Street Highett VIC 3190 Sold Price **\$1,380,000** Sold Date **08-Dec-20**

 3  2  2

Distance **1.46km**



1/12 June Street Highett VIC 3190 Sold Price **\$1,363,000** Sold Date **11-Dec-21**

 3  2  1

Distance **2.83km**

RS = Recent sale **UN** = Undisclosed Sale

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