

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

202/64 Railway Parade 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2019

to

29 Feb 2020

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

4/1 Major Street Highett VIC 3190	\$460,000	07-Dec-19
138/75 Graham Road Highett VIC 3190	\$445,000	10-Oct-19
262/75 Graham Road Highett VIC 3190	\$449,000	20-Oct-19

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.~~

This Statement of Information was prepared on: 11 March 2020


4/1 Major Street Highett VIC 3190

Sold Price

\$460,000

Sold Date

07-Dec-19
 2
 1
 1

Distance

0.34km

138/75 Graham Road Highett VIC 3190

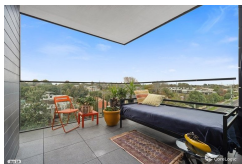
Sold Price

\$445,000

Sold Date

10-Oct-19
 2
 1
 1

Distance

0.46km

262/75 Graham Road Highett VIC 3190

Sold Price

\$449,000

Sold Date

20-Oct-19
 2
 1
 1

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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