

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

G05/1-3 Oaklands Court, Highett Vic 3190

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$727,000

House

Unit

X

Suburb Highett

Period - From 01/04/2017

to

30/06/2017

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	1/2 Barker St CHELTENHAM 3192	\$590,000	28/04/2017
2	4/2a Major St HIGHETT 3190	\$580,000	04/03/2017
3	206/2a Major St HIGHETT 3190	\$560,000	07/05/2017

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.

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Indicative Selling Price

\$550,000

Median Unit Price

June quarter 2017: \$727,000



2
 2
 1

Rooms: 3**Property Type:** Apartment**Agent Comments**

Brand new apartment with 2 beds, 2 baths, fully appointed kitchen opening to a northerly aspect living area and ideal alfresco undercover entertaining area. Plus secure car parking.

Comparable Properties

**1/2 Barker St CHELTENHAM 3192 (REI)****Agent Comments**

3
 1
 2

Price: \$590,000**Method:** Auction Sale**Date:** 28/04/2017**Rooms:** -**Property Type:** Unit**4/2a Major St HIGHETT 3190 (REI/VG)****Agent Comments**

2
 2
 1

Price: \$580,000**Method:** Auction Sale**Date:** 04/03/2017**Rooms:** -**Property Type:** Apartment**206/2a Major St HIGHETT 3190 (REI)****Agent Comments**

2
 2
 1

Price: \$560,000**Method:** Private Sale**Date:** 07/05/2017**Rooms:** -**Property Type:** Apartment