

Amanda Jones 03 9521 9800 0417 947 275 ajones@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	G05/1-3 Oaklands Court, Highett Vic 3190
Including suburb and	, ,
postcode	

Indicative selling price

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

Single price	\$550,000
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Median sale price

Median price	\$727,000	Hou	Ise	Unit	Х	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.

Add	dress 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

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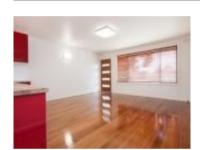
Rooms: 3

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)

Price: \$590,000 Method: Auction Sale Date: 28/04/2017

Rooms: -

Property Type: Unit

Agent Comments



4/2a Major St HIGHETT 3190 (REI/VG)





Price: \$580.000 Method: Auction Sale Date: 04/03/2017

Rooms: -

Property Type: Apartment

Agent Comments



206/2a Major St HIGHETT 3190 (REI)

-2





Price: \$560,000 Method: Private Sale Date: 07/05/2017

Rooms: -

Property Type: Apartment

Agent Comments

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