

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

4/60 Turner Road 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

Unit

Suburb

Highett

Period-from

01 Apr 2020

to

31 Mar 2021

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

4/4 Turner Road Highett VIC 3190	\$765,000	27-Mar-21
17 Primrose Avenue Cheltenham VIC 3192	\$760,000	09-Feb-21
30 Mulberry Avenue Cheltenham VIC 3192	\$800,000	09-Feb-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.~~

This Statement of Information was prepared on: 22 April 2021

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4/4 Turner Road Highett VIC 3190

Sold Price

^{RS} **\$765,000** Sold Date **27-Mar-21**

 3  1  1

Distance **0.51km**



17 Primrose Avenue Cheltenham VIC 3192

Sold Price

\$760,000 Sold Date **09-Feb-21**

 3  2  2

Distance **1.24km**



30 Mulberry Avenue Cheltenham VIC 3192

Sold Price

\$800,000 Sold Date **09-Feb-21**

 3  2  2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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