## 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

242/75 Graham Road, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale pr	rice							
Median price	\$728,000	Pro	operty Type	Unit			Suburb	Highett
Period - From	24/09/2023	to	23/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	243/75 Graham Rd HIGHETT 3190	\$565,000	13/05/2024
2	102/555 Highett Rd HIGHETT 3190	\$565,000	22/04/2024
3			

OR

**B**<sup>\*</sup> 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.

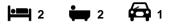
This Statement of Information was prepared on:

24/09/2024 14:56





Spiro Vasiliadis



**Property Type:** Apartment Agent Comments

9194 1200 0404 534 566 spirovasiliadis@jelliscraig.com.au

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 24/09/2023 - 23/09/2024: \$728,000

# **Comparable Properties**



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.

Account - Jellis Craig | P: 03 9194 1200



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