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

243/75 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between | $530,000 | & | $570,000

Median sale price

| Median price | $850,000 | Property Type | Unit | Suburb | Highett |

| Period - From | 01/01/2024 | to | 31/03/2024 | 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	116/286 Highett Rd HIGHETT 3190	$575,000	13/12/2023
2	201/1a Turner Rd HIGHETT 3190	$560,000	17/03/2024
3	107/286 Highett Rd HIGHETT 3190	$555,000	22/03/2024

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.~~

This Statement of Information was prepared on: 24/04/2024 11:19

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Property Type: Apartment
Agent Comments
plus study

Indicative Selling Price
$530,000 - $570,000
Median Unit Price
March quarter 2024: $850,000

Comparable Properties

116/286 Highett Rd HIGHETT 3190 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $575,000
Method: Private Sale
Date: 13/12/2023
Property Type: Apartment

Agent Comments

201/1a Turner Rd HIGHETT 3190 (REI)

🛏 2   🛁 2   🚗 1

Price: $560,000
Method: Private Sale
Date: 17/03/2024
Property Type: Apartment
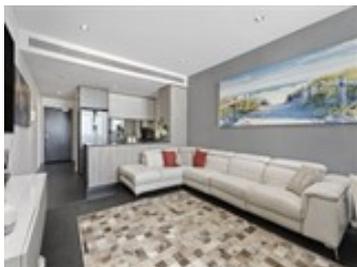
Agent Comments

107/286 Highett Rd HIGHETT 3190 (REI)

🛏 2   🛁 2   🚗 1

Price: $555,000
Method: Private Sale
Date: 22/03/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200