

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

108/284-286 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$801,000 Property Type Unit Suburb Highett

Period - From 01/01/2021 to 31/03/2021 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	222/284-286 Highett Rd HIGHETT 3190	\$535,000	15/05/2021
2	6/487 Highett Rd HIGHETT 3190	\$579,000	08/04/2021
3	302/451 South Rd BENTLEIGH 3204	\$580,000	03/04/2021

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:

27/06/2021 21:42



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
March quarter 2021: \$801,000

Comparable Properties



222/284-286 Highett Rd HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$535,000
Method: Private Sale
Date: 15/05/2021
Property Type: Apartment



6/487 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$579,000
Method: Private Sale
Date: 08/04/2021
Property Type: Unit



302/451 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000
Method: Sold Before Auction
Date: 03/04/2021
Property Type: Apartment