

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

18/487 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$842,500

Property Type Unit

Suburb Highett

Period - From 01/07/2021

to 30/09/2021

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	7/9 Maxflo Ct HIGHETT 3190	\$690,000	08/09/2021
2	3/8-10 Muir St HIGHETT 3190	\$689,000	18/09/2021
3	5/42 Beaumaris Pde HIGHETT 3190	\$687,000	06/11/2021

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:

25/11/2021 13:04



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

September quarter 2021: \$842,500

Comparable Properties



7/9 Maxflo Ct HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 08/09/2021

Property Type: Unit

Land Size: 135 sqm approx



3/8-10 Muir St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$689,000

Method: Private Sale

Date: 18/09/2021

Property Type: Unit



5/42 Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$687,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Unit