

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

E 03/3 Oaklands Court 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2020

to

30 Apr 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

108/3 Oaklands Court Highett VIC 3190	\$420,000	21-Dec-20
215/286 Highett Road Highett VIC 3190	\$495,000	30-Apr-21
4/1161 Nepean Highway Highett VIC 3190	\$450,000	21-Nov-20

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: 12 May 2021

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108/3 Oaklands Court Highett VIC 3190

Sold Price

\$420,000

Sold Date

21-Dec-20

 2

 1

 1

Distance

-



215/286 Highett Road Highett VIC 3190

Sold Price

^{RS} **\$495,000**

Sold Date

30-Apr-21

 2

 2

 1

Distance

0.19km



4/1161 Nepean Highway Highett VIC 3190

Sold Price

\$450,000

Sold Date

21-Nov-20

 2

 1

 1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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