

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

28 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Highett

Period - From 01/04/2021

to 30/06/2021

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	3 Henrietta St HAMPTON EAST 3188	\$1,225,000	03/07/2021
2	100 Rowans Rd MOORABBIN 3189	\$1,220,000	11/09/2021
3	2 Gavin St MOORABBIN 3189	\$1,210,000	17/07/2021

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:

05/10/2021 10:38



3 1 2

Property Type: House
Land Size: 572 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2021: \$1,650,000

Comparable Properties



3 Henrietta St HAMPTON EAST 3188 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,225,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 533 sqm approx



100 Rowans Rd MOORABBIN 3189 (REI) **Agent Comments**

3 2 2

Price: \$1,220,000
Method: Auction Sale
Date: 11/09/2021
Property Type: House (Res)
Land Size: 553 sqm approx



2 Gavin St MOORABBIN 3189 (REI) **Agent Comments**

3 1 1

Price: \$1,210,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House
Land Size: 603 sqm approx