# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/4 Turner Road, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$680,000		&		\$748,000			
Median sale pr	rice							
Median price	\$795,000	Pro	operty Type	Unit			Suburb	Highett
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11/105-107 Park Rd CHELTENHAM 3192	\$745,000	07/01/2021
2	8/63 Tibrockney St HIGHETT 3190	\$700,000	13/03/2021
3	1/5 Wesley Ct HIGHETT 3190	\$690,000	30/10/2020

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:

18/03/2021 10:24









Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$680,000 - \$748,000 **Median Unit Price** Year ending December 2020: \$795,000

# **Comparable Properties**



11/105-107 Park Rd CHELTENHAM 3192 (VG)



Price: \$745,000 Method: Sale Date: 07/01/2021 Property Type: Flat/Unit/Apartment (Res)



8/63 Tibrockney St HIGHETT 3190 (REI)

Agent Comments

Agent Comments





Price: \$700,000 Method: Auction Sale Date: 13/03/2021 Property Type: Unit

1/5 Wesley Ct HIGHETT 3190 (REI/VG)



Agent Comments



Price: \$690.000 Method: Private Sale Date: 30/10/2020 Property Type: Unit

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.