Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section	11 4/AF (of the Estate A	genis Aci 1900
Property offered for sale						
Address Including suburb and postcode		aham Road, High	ett Vic 3190			
Indicative selling pric	е					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$370,0	&	\$407,00	\$407,000			
Median sale price*						
Median price		Property Type		Sul	burb Highett	
Period - From	t	to	So	ource		
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 19/68-82 Graham Rd HIGHETT 3190					\$423,000	24/09/2024
2 11/29 Graham Rd HIGHETT 3190					\$455,000	14/09/2024
3 5/29 Graham Rd HIGHETT 3190					\$405,000	19/07/2024
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: 12/11/2024 08:13						
* When this Statement of Information was prepared, publicly available information providing median sale						



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$370,000 - \$407,000 No median price available

Comparable Properties



19/68-82 Graham Rd HIGHETT 3190 (REI)

Price: \$423,000 Method: Private Sale Date: 24/09/2024

Property Type: Apartment

Agent Comments



11/29 Graham Rd HIGHETT 3190 (REI)

2





Agent Comments

Price: \$455,000 Method: Private Sale Date: 14/09/2024

Property Type: Apartment

5/29 Graham Rd HIGHETT 3190 (REI)



Agent Comments

Price: \$405,000 Method: Private Sale Date: 19/07/2024 Property Type: Unit

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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