

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 204/9a Remington Drive, Highett Vic 3190

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Highett

Period - From 08/08/2022 to 07/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

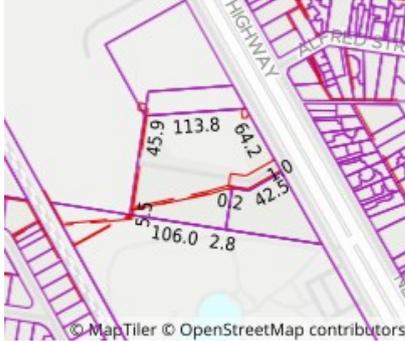
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/21 Reeve Ct CHELTENHAM 3192	\$736,200	01/07/2023
2	4/5 Jellicoe St CHELTENHAM 3192	\$722,000	01/04/2023
3	104/7A Remington Dr HIGHETT 3190	\$700,000	28/06/2023

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: 08/08/2023 14:35



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median Unit Price
08/08/2022 - 07/08/2023: \$720,000

Comparable Properties

4/21 Reeve Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$736,200
Method: Auction Sale
Date: 01/07/2023
Property Type: Apartment



4/5 Jellicoe St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$722,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Unit



104/7A Remington Dr HIGHETT 3190 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 28/06/2023
Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500