Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	144/75 Graham Road, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between \$420,000 &	\$450,000
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Median sale price

Median price	\$830,000	Pro	perty Type Ur	nit		Suburb	Highett
Period - From	01/10/2021	to	30/09/2022	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.

Address of comparable property

		1 1100	Date of Sale
1	520/222 Bay Rd SANDRINGHAM 3191	\$475,000	13/07/2022
2	303/75 Graham Rd HIGHETT 3190	\$460,000	14/09/2022
3	305/75 Graham Rd HIGHETT 3190	\$450,000	06/06/2022

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:	24/11/2022 10:52



Date of sale

WHITEFOX

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Indicative Selling Price \$420,000 - \$450,000 **Median Unit Price** Year ending September 2022: \$830,000





Comparable Properties

520/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments

Price: \$475,000

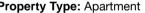
Method: Private Sale Date: 13/07/2022

Property Type: Apartment

Price: \$460,000 Method: Private Sale Date: 14/09/2022

Property Type: Apartment

303/75 Graham Rd HIGHETT 3190 (REI/VG) Agent Comments



305/75 Graham Rd HIGHETT 3190 (VG)

Price: \$450.000 Method: Sale Date: 06/06/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Whitefox Real Estate | P: 96459699



