

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

144/75 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$830,000

Property Type Unit

Suburb Highett

Period - From 01/10/2021

to 30/09/2022

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	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

Michael Martin

9068 4850

0478 011 216

michaelm@whitefoxrealestate.com.au

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending September 2022: \$830,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

2 1 1

Price: \$475,000

Method: Private Sale

Date: 13/07/2022

Property Type: Apartment



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

2 1 1

Price: \$460,000

Method: Private Sale

Date: 14/09/2022

Property Type: Apartment



305/75 Graham Rd HIGHETT 3190 (VG) **Agent Comments**

2 - -

Price: \$450,000

Method: Sale

Date: 06/06/2022

Property Type: Flat/Unit/Apartment (Res)