Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Single price \$300,000

Median sale price

Median price	\$630,000	Pro	perty Type	Jnit		Suburb	Highett
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	113/286 Highett Rd HIGHETT 3190	\$340,000	05/06/2023
2	112/278 Charman Rd CHELTENHAM 3192	\$310,000	07/06/2023
3	303/9 Chesterville Rd CHELTENHAM 3192	\$302,000	19/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/08/2023 15:34





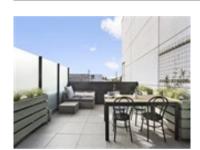




Property Type: Apartment Agent Comments

Indicative Selling Price \$300,000 **Median Unit Price** June quarter 2023: \$630,000

Comparable Properties



113/286 Highett Rd HIGHETT 3190 (REI)

Price: \$340,000 Method: Private Sale Date: 05/06/2023 Property Type: Unit

Agent Comments



112/278 Charman Rd CHELTENHAM 3192 (REI) Agent Comments





Price: \$310,000 Method: Private Sale Date: 07/06/2023 Property Type: Unit



303/9 Chesterville Rd CHELTENHAM 3192

(REI)



Price: \$302,000 Method: Private Sale Date: 19/07/2023

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



