

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

219/286 Highett Road, Highett Vic 3190

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Highett

Period - From

15/04/2023

to

14/04/2024

Source

REIV

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

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	116/286 Highett Rd HIGHETT 3190	\$575,000	13/12/2023
2	107/286 Highett Rd HIGHETT 3190	\$555,000	22/03/2024
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

15/04/2024 12:28



 2  2  1

Property Type: Apartment

Agent Comments

Year Built: 2013 Building size: 85sqm plus balcony 10sqm Estimated Body Corp Fee: \$4660 per year & Council Rate: \$963 per year Potential rental return: \$560/week

Indicative Selling Price

\$550,000

Median Unit Price

15/04/2023 - 14/04/2024: \$630,000

Comparable Properties



116/286 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

 2  2  1

Price: \$575,000

Method: Private Sale

Date: 13/12/2023

Property Type: Apartment



107/286 Highett Rd HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$555,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - The One Real Estate (AU) | P: 03 7007 5707