

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/37 Sandford Street Highett VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

*House

*Unit

X

Suburb

Highett

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

2/19 Barilla Road Moorabbin VIC 3189

\$580,000

16-Feb-19

5/17 Beaumaris Parade Highett VIC 3190

\$540,000

20-Jan-19

22/105 Park Road Cheltenham VIC 3192

\$541,200

08-Jan-19

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 6 months.~~

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Greg Brydon

M 0431799938

E greg.brydon@obrienrealestate.com.au



2/19 Barilla Road Moorabbin VIC 3189

Sold Price

\$580,000

Sold Date

16-Feb-19

 2

 1

 1

Distance

1.11km



5/17 Beaumaris Parade Highett VIC 3190

Sold Price

\$540,000

Sold Date

20-Jan-19

 2

 1

 1

Distance

1.53km



22/105 Park Road Cheltenham VIC 3192

Sold Price

\$541,200

Sold Date

08-Jan-19

 2

 1

 2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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