

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

2/70 TURNER ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2021

to

30 Apr 2022

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

2/34 JEAN STREET CHELTENHAM VIC 3192	\$750,000	25-Jan-22
6/30-32 JEAN STREET CHELTENHAM VIC 3192	\$783,000	11-Apr-22
10 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$785,000	27-Apr-22

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.~~

This Statement of Information was prepared on: 25 May 2022

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Health and Wellbeing at Property Inspections & Auctions

Real and honest. The health of our valued clients and our staff is our highest priority. To ensure your wellbeing at our inspections and auctions we have put you to safety these safety measures:

- All attendees are required to check in via QR code to ensure the property.
- Face masks must be worn at all times.
- Physical social distancing of 1.5m at all times.
- Please refrain from touching any surfaces in the house and kitchen.

We ask that you please refrain from entering a property if you:

- are travelling into the area or originate in the region - contact with someone who is unwell.
- have been in contact with someone who has been diagnosed with or exposed to COVID-19.
- have returned from overseas in the last 14 days.
- have been in direct contact with a known person who has travelled overseas or overseas.

buxton

2/34 JEAN STREET CHELTENHAM VIC 3192

Sold Price

\$750,000

Sold Date

25-Jan-22

 2

 2

 1

Distance

0.95km



6/30-32 JEAN STREET CHELTENHAM VIC 3192

Sold Price

^{RS} **\$783,000** ^{UN}

Sold Date

11-Apr-22

 3

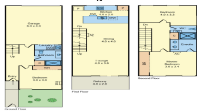
 1

 1

Distance

0.97km

10 Central Park Walk, Cheltenham



10 CENTRAL PARK WALK CHELTENHAM VIC 3192

Sold Price

^{RS} **\$785,000**

Sold Date

27-Apr-22

 3

 2

 1

Distance

1.12km

REPRESENTATIVE PHOTO OF THE PROPERTY. PHOTOGRAPHY BY THE PROPERTY AGENT. PHOTOGRAPHY BY THE PROPERTY AGENT. PHOTOGRAPHY BY THE PROPERTY AGENT.

RS = Recent sale

UN = Undisclosed Sale

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