

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

1/184 Wickham 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Highett

Period-from

01 Jan 2019

to

31 Dec 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

2/97 Rowans Road Moorabbin VIC 3189	\$640,000	11-Nov-19
5/37 Sandford Street Highett VIC 3190	\$555,000	17-Aug-19
3/5 Alfred Street Highett VIC 3190	\$515,000	23-Nov-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.~~

This Statement of Information was prepared on: 09 January 2020

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2/97 Rowans Road Moorabbin VIC 3189

Sold Price

\$640,000

Sold Date

11-Nov-19

 2

 1

 1

Distance

0.49km



5/37 Sandford Street Highett VIC 3190

Sold Price

\$555,000

Sold Date

17-Aug-19

 2

 1

 1

Distance

0.54km



3/5 Alfred Street Highett VIC 3190

Sold Price

^{RS} **\$515,000**

Sold Date

23-Nov-19

 2

 1

 1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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