

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

101/64 Railway Parade, Highett Vic 3190

Indicative selling price

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

Range between \$395,000

&

\$425,000

Median sale price

Median price \$618,000

Property Type Unit

Suburb Highett

Period - From 16/07/2023

to

15/07/2024

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	Price	Date of sale
1	507/1146 Nepean Hwy HIGHETT 3190	\$422,500	20/05/2024
2	205/3 Remington Dr HIGHETT 3190	\$421,000	13/06/2024
3	218/222 Bay Rd SANDRINGHAM 3191	\$412,500	24/05/2024

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 six months.~~

This Statement of Information was prepared on:

16/07/2024 11:27

101/64 Railway Parade, Highett Vic 3190



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Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

16/07/2023 - 15/07/2024: \$618,000



1 Bed 1 Plus 1 Bath 1 Car 1

Property Type: Apartment

Agent Comments

Comparable Properties



507/1146 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

1 Bed 1 Bath 1 Car 1

Price: \$422,500

Method: Private Sale

Date: 20/05/2024

Property Type: Apartment



205/3 Remington Dr HIGHETT 3190 (REI)

Agent Comments

1 Bed 1 Bath 1 Car 1

Price: \$421,000

Method: Private Sale

Date: 13/06/2024

Property Type: Apartment



218/222 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

1 Bed 1 Bath 1 Car 1

Price: \$412,500

Method: Private Sale

Date: 24/05/2024

Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216



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