

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

4/2 ALFRED 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Highett

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/1161 NEPEAN HIGHWAY HIGHETT VIC 3190	\$412,000	07-Dec-23
103/1161 NEPEAN HIGHWAY HIGHETT VIC 3190	\$425,000	11-Jan-24
304/75 GRAHAM ROAD HIGHETT VIC 3190	\$440,000	20-Dec-23

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: 29 February 2024



3/1161 NEPEAN HIGHWAY HIGHETT VIC 3190 Sold Price **\$412,000** Sold Date **07-Dec-23**

 2  1  1

Distance **0.16km**



103/1161 NEPEAN HIGHWAY HIGHETT VIC 3190 Sold Price **\$425,000** Sold Date **11-Jan-24**

 2  1  1

Distance **0.17km**



304/75 GRAHAM ROAD HIGHETT VIC 3190 Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **20-Dec-23**

 2  1  1

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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