

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**147/75 Graham Road,  
HIGHETT 3190**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$390,000 - \$429,000**

### Median sale price

Median **Unit** for **Highett** for period **Sep 2018 - Oct 2018**

Sourced from **Pricefinder**.

**\$561,500**

### Comparable property sales

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 the most comparable to the property for sale.

**303/1142 Nepean Hwy,**  
HIGHETT 3190

**Price \$403,000** Sold 31  
August 2017

**202/1142 Nepean Hwy,**  
HIGHETT 3190

**Price \$405,000** Sold 15 June  
2018

**307/1142 Nepean Hwy,**  
HIGHETT 3190

**Price \$410,000** Sold 17 May  
2018

This Statement of Information was prepared on 20th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

  
**2 beds**

  
**1 baths**

  
**1 parking**

### Ray White Cheltenham

2/350 Charman Road,  
Cheltenham VIC 3192

### Contact agents



**Angela Limanis**  
Ray White

(03) 9880 2304  
0414 664 374

[angela.limanis@raywhite.com](mailto:angela.limanis@raywhite.com)

**RayWhite**