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
1/56 Turner Road, Highett Vic 3190

Indicative selling price

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

Range between | $780,000 | & | $850,000 |

Median sale price

Median price	$842,500	Property Type	Unit	Suburb	Highett

Period - From	01/07/2021	to	30/09/2021	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	2/79 Bernard St CHELTENHAM 3192	$995,000	16/10/2021
2	7/55-57 Chesterville Rd HIGHETT 3190	$960,000	04/10/2021
3	1/2 Turner Rd HIGHETT 3190	$915,000	25/06/2021

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: | 11/11/2021 17:54 |

1/56 Turner Road, Highett Vic 3190

© MapTiler © OpenStreetMap contributors

🛏 3   🛁 2   🚗 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
September quarter 2021: $842,500

Comparable Properties

2/79 Bernard St CHELTENHAM 3192 (REI)

🛏 3   🛁 2   🚗 2

Price: $995,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Townhouse (Res)

Agent Comments

7/55-57 Chesterville Rd HIGHETT 3190 (REI)

🛏 3   🛁 2   🚗 1

Price: $960,000
Method: Sold Before Auction
Date: 04/10/2021
Property Type: Townhouse (Res)

Agent Comments

1/2 Turner Rd HIGHETT 3190 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $915,000
Method: Sold Before Auction
Date: 25/06/2021
Property Type: Townhouse (Res)
Land Size: 273 sqm approx

Agent Comments

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133