

# 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](http://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



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)**

Agent Comments

3 2 2

**Price:** \$995,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** Townhouse (Res)



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

Agent Comments

3 2 1

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 04/10/2021

**Property Type:** Townhouse (Res)



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

Agent Comments

2 1 1

**Price:** \$915,000

**Method:** Sold Before Auction

**Date:** 25/06/2021

**Property Type:** Townhouse (Res)

**Land Size:** 273 sqm approx

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



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