

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

132/75 Graham Road, Highett Vic 3190

Indicative selling price

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

Single price \$605,000

Median sale price

Median price \$747,750

Property Type Unit

Suburb Highett

Period - From 01/07/2024

to 30/09/2024

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	2/1a Tibrockney St CHELTENHAM 3192	\$590,000	25/10/2024
2	205/27 Jasper Rd BENTLEIGH 3204	\$600,000	12/08/2024
3	204/3 Faulkner St BENTLEIGH 3204	\$595,000	07/06/2024

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:

29/11/2024 10:10



Property Type:
Agent Comments

Indicative Selling Price
\$605,000
Median Unit Price
September quarter 2024: \$747,750

Comparable Properties



2/1a Tibrockney St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 25/10/2024
Property Type: Apartment



205/27 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 12/08/2024
Property Type: Apartment



204/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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