

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

119/286 HIGHETT ROAD 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2021

to

28 Feb 2022

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

148/75 GRAHAM ROAD HIGHETT VIC 3190	\$640,000	28-Aug-21
118/286 HIGHETT ROAD HIGHETT VIC 3190	\$635,000	09-Dec-21
18/487 HIGHETT ROAD HIGHETT VIC 3190	\$690,000	01-Dec-21

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 March 2022



**148/75 GRAHAM ROAD HIGHETT
VIC 3190**

 2  2  1

Sold Price

\$640,000

Sold Date

28-Aug-21

Distance

-



**118/286 HIGHETT ROAD HIGHETT
VIC 3190**

 2  2  1

Sold Price

\$635,000

Sold Date

09-Dec-21

Distance

-



**18/487 HIGHETT ROAD HIGHETT
VIC 3190**

 2  2  1

Sold Price

^{RS} **\$690,000**

Sold Date

01-Dec-21

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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