Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Karen Street, Highett Vic 3190

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,394,444	Pro	Property Type		House		Suburb	Highett
Period - From	28/01/2024	to	27/01/2025		So	urce	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	42 Bulli St MOORABBIN 3189	\$920,000	15/11/2024
2	239 Chesterville Rd MOORABBIN 3189	\$952,800	06/09/2024
3			

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:

28/01/2025 10:38



9 Karen Street, Highett Vic 3190

Chisholm&Gamon

Sam Gamon 03 9531 1245





Property Type: House **Land Size:** 694 sqm approx Agent Comments 0425 702 574 sam@chisholmgamon.com.au Indicative Selling Price

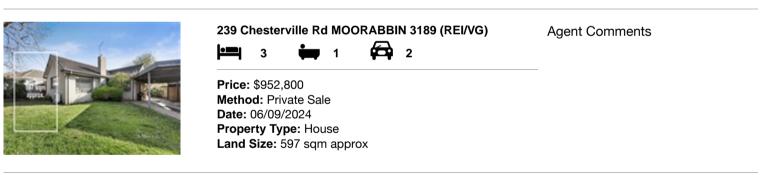
\$900,000 - \$990,000 **Median House Price** 28/01/2024 - 27/01/2025: \$1,394,444

Agent Comments

Comparable Properties



Price: \$920,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 422 sqm approx



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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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