# 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 5/15 Major Street, Highett Vic 3190

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale pi	rice							
Median price	\$853,500	Pro	operty Type	Unit			Suburb	Highett
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	10/15 Major St HIGHETT 3190	\$635,000	05/06/2022
2	332/220 Bay Rd SANDRINGHAM 3191	\$631,888	09/09/2022
3	504/222 Bay Rd SANDRINGHAM 3191	\$615,000	17/08/2022

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:

21/09/2022 10:37









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price June quarter 2022: \$853,500

# **Comparable Properties**

10/15 Major St HIGHETT 3190 (REI/VG)



Price: \$635,000 Method: Private Sale Date: 05/06/2022 Property Type: Unit Agent Comments

Agent Comments



332/220 Bay Rd SANDRINGHAM 3191 (REI)



Price: \$631,888 Method: Private Sale Date: 09/09/2022 Property Type: Apartment



504/222 Bay Rd SANDRINGHAM 3191 (REI/VG) Agent Comments



Price: \$615,000 Method: Private Sale Date: 17/08/2022 Property Type: Apartment

#### Account - Hodges | P: 03 95846500 | F: 03 95848216



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