

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

5/15 Major Street, Highett Vic 3190

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$853,500

Property Type Unit

Suburb Highett

Period - From 01/04/2022

to

30/06/2022

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	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



2 2 2

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)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 05/06/2022

Property Type: Unit



332/220 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments

2 1 2

Price: \$631,888

Method: Private Sale

Date: 09/09/2022

Property Type: Apartment



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

2 2 2

Price: \$615,000

Method: Private Sale

Date: 17/08/2022

Property Type: Apartment

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