

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

2/194 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

Median price \$642,000 Property Type Unit Suburb Highett

Period - From 08/07/2020 to 07/07/2021 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	5/6 Thistle Gr HIGHETT 3190	\$756,500	24/04/2021
2	14/44-46 Highett Rd HAMPTON 3188	\$773,500	15/04/2021
3	2/10 Hillcrest Av HIGHETT 3190	\$775,000	27/02/2021

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:

08/07/2021 13:06



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



5/6 Thistle Gr HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$756,500

Method: Auction Sale

Date: 24/04/2021

Property Type: Unit



14/44-46 Highett Rd HAMPTON 3188 (REI)

Agent Comments

2 1 1

Price: \$773,500

Method: Sold Before Auction

Date: 15/04/2021

Property Type: Unit



2/10 Hillcrest Av HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$775,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Unit