

## 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 14/29 Graham Road, Highett Vic 3190

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$375,000 & \$410,000

#### Median sale price

Median price \$746,000 House Unit X Suburb Highett

Period - From 01/07/2018 to 30/09/2018 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	609/6 Station St MOORABBIN 3189	\$460,000	26/10/2018
2	4/323 Charman Rd CHELTENHAM 3192	\$420,000	03/09/2018
3	303c/1142 Nepean Hwy HIGHETT 3190	\$403,000	01/09/2018

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.



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**609/6 Station St MOORABBIN 3189 (REI)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 26/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**4/323 Charman Rd CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 03/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**303c/1142 Nepean Hwy HIGHETT 3190 (REI)**

**Agent Comments**



**Price:** \$403,000  
**Method:** Sold Before Auction  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** Apartment