

## 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 30/68-82 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)

Single price \$395,000

#### Median sale price

Median price \$735,000 House Unit X Suburb Highett

Period - From 01/07/2018 to 30/06/2019 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	11/29 Graham Rd HIGHETT 3190	\$435,000	03/04/2019
2	111/4-6 Station St MOORABBIN 3189	\$420,000	01/06/2019
3	201/9 Chesterville Rd CHELTENHAM 3192	\$420,000	18/05/2019

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:** House (Res)  
**Land Size:** 1213 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$395,000  
**Median Unit Price**  
Year ending June 2019: \$735,000

## Comparable Properties



11/29 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 03/04/2019  
**Rooms:** -  
**Property Type:** Apartment



111/4-6 Station St MOORABBIN 3189 (REI/VG)

Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 01/06/2019  
**Rooms:** -  
**Property Type:** Apartment



201/9 Chesterville Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 18/05/2019  
**Rooms:** -  
**Property Type:** Apartment