

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 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Highett

Period - From 01/10/2019 to 31/12/2019 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	21 Isabella St MOORABBIN 3189	\$1,150,000	16/11/2019
2	36 Spring Rd HAMPTON EAST 3188	\$1,121,000	14/09/2019
3	1 Centre Ct HIGHETT 3190	\$1,100,000	23/09/2019

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.~~

This Statement of Information was prepared on: 19/02/2020 11:17



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Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2019: \$1,280,000

Comparable Properties



21 Isabella St MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 607 sqm approx



36 Spring Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 1

Price: \$1,121,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 604 sqm approx



1 Centre Ct HIGHETT 3190 (REI)

Agent Comments

4 1 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 23/09/2019
Property Type: House (Res)
Land Size: 773 sqm approx