

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode 18 Station Street, Highett

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath	\$*	Or range between	\$410,000		\$430,000
2 Bed, 2 Bath	\$*	Or range between	\$530,000		\$580,000
2 Bed, 2 Bath	\$*	Or range between	\$600,000		\$660,000
2 Bed, 2 Bath	\$*	Or range between	\$700,000		\$770,000
3 Bed, 2 Bath	\$*	Or range between	\$850,000		\$910,000
3 Bed, 2 Bath	\$*	Or range between	\$950,000		\$980,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$795,000 Suburb Highett

Period - From 01/10/2019 To 30/09/2020 Source Property Data

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath	506/5b Remington Drive, Highett	\$425,000	03/08/2020
	115/19 Hall Street, Cheltenham	\$410,000	19/06/2020
	10/17 Keiller Street, Hampton East	\$425,000	14/05/2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	8/487 Highett Road, Highett	\$575,000	04/08/2020
	6/19 Hall Street, Cheltenham	\$580,000	16/06/2020
	109/6 Dart Street, Highett	\$550,000	18/04/2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	5/46 Tibrockney Street, Highett	\$625,000	01/07/2020
	9/235-237 Wickham Road, Moorabbin	\$628,000	05/05/2020
	6/194 Highett Road, Highett	\$631,000	17/04/2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	233/226 Bay Road, Sandringham	\$715,000	16/07/2020
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

30/09/2020