

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

138/284-286 Highett Road, Highett, VIC 3190

### Indicative selling price

Single Price or Range between

\$400,000 - \$440,000













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

### Median sale price

Median Price <b>\$629,500</b>	Property Type <b>Unit</b>	Suburb <b>HIGHETT</b>
Period From <b>16/03/2019</b>	Period To <b>12/09/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>201/9 CHESTERVILLE ROAD CHELTENHAM</b>  Price \$420,000 Date of Sale 23/05/2019 Land 1089 sqm	2  1  1 
	<b>112/222 BAY ROAD SANDRINGHAM</b>  Price \$435,000 Date of Sale 14/04/2019 Land 0 sqm	1  1  1 
	<b>11/29 GRAHAM ROAD HIGHETT</b>  Price \$435,000 Date of Sale 03/04/2019 Land 1778 sqm	2  1  3 

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the This Statement of Information was prepared on: 12/09/2019