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	305/75 Graham Road Highett VIC 3190

Indicative selling price

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

Single Price	$460,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$761,000	Property type	Unit	Suburb	Highett
Period-from	01 Jul 2020	to	30 Jun 2021	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

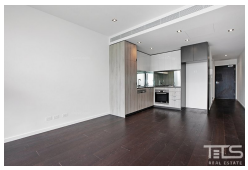
Address of comparable property	Price	Date of sale
215/286 Highett Road Highett VIC 3190	$495,000	18-Apr-21
4/489 Highett Road Highett VIC 3190	$500,000	22-Mar-21
3B/1142 Nepean Highway Highett VIC 3190	$485,000	27-May-21

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 6 months.~~

This Statement of Information was prepared on: 15 July 2021

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215/286 Highett Road Highett VIC 3190

2 2 1

Sold Price **$495,000** Sold Date **18-Apr-21**

Distance **-**



4/489 Highett Road Highett VIC 3190

2 1 1

Sold Price **$500,000** Sold Date **22-Mar-21**

Distance **0.09km**



3B/1142 Nepean Highway Highett VIC 3190

2 1 1

Sold Price RS **$485,000** Sold Date **27-May-21**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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