

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

G07/64 RAILWAY PARADE 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

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Highett

Period-from

01 Apr 2021

to

31 Mar 2022

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

13/31 GARFIELD STREET CHELTENHAM VIC 3192	\$390,000	16-Oct-21
4/1 GEORGE STREET SANDRINGHAM VIC 3191	\$400,000	05-Apr-22
304/1142B NEPEAN HIGHWAY HIGHETT VIC 3190	\$410,000	21-Oct-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: 08 April 2022



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**13/31 GARFIELD STREET
CHELTENHAM VIC 3192**

1 1 1

Sold Price **\$390,000** Sold Date **16-Oct-21**

Distance **2.18km**



**4/1 GEORGE STREET
SANDRINGHAM VIC 3191**

2 1 1

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **05-Apr-22**

Distance **1.49km**



**304/1142B NEPEAN HIGHWAY
HIGHTT VIC 3190**

2 1 1

Sold Price **\$410,000** Sold Date **21-Oct-21**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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