

# 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

1/37 Sandford Street, Highett Vic 3190

### Indicative selling price

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

Single price \$700,000

### Median sale price

Median price \$753,500

Property Type Unit

Suburb Highett

Period - From 01/07/2022

to 30/06/2023

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	2/66 Graham Rd HIGHETT 3190	\$705,000	17/06/2023
2	104/7A Remington Dr HIGHETT 3190	\$700,000	28/06/2023
3	4/20 Sandford St HIGHETT 3190	\$670,000	21/07/2023

**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:

25/07/2023 17:15



 2   
  1   
  1

**Rooms:** 4  
**Property Type:** Townhouse  
 Agent Comments

**Indicative Selling Price**  
 \$700,000  
**Median Unit Price**  
 Year ending June 2023: \$753,500

Cleverly configured with ground-floor living in an airy open-plan, and a dedicated upstairs sleeping level with a vast balconied master, this stylish home stars a sleek stone and stainless-steel appliance kitchen, a big bright bathroom (with all-white finish), along with an abundance of storage including fitted under stairs storage and additional bulkhead storage in the master bedroom. Styled with warm polished boards and timber venetians and big built-in robes in both bedrooms, this air conditioned home with a car space on-title at the front door, and with a large landscaped and paved area to entertain at the back door and a wraparound area for kids and pets to play!

## Comparable Properties



2/66 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments

 2   
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  1

**Price:** \$705,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** Townhouse (Res)



104/7A Remington Dr HIGHETT 3190 (REI)

Agent Comments

 2   
  2   
  1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 28/06/2023  
**Property Type:** Apartment



4/20 Sandford St HIGHETT 3190 (REI)

Agent Comments

 2   
  2   
  1

**Price:** \$670,000  
**Method:** Sold Before Auction  
**Date:** 21/07/2023  
**Property Type:** Unit

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598