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

Period - From 01/07/2022

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$700,000							
Median sale price								
Median price	\$753,500	Property Type	Unit	Suburb	Highett			

30/06/2023

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

to

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.

Source REIV

Ad	dress 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





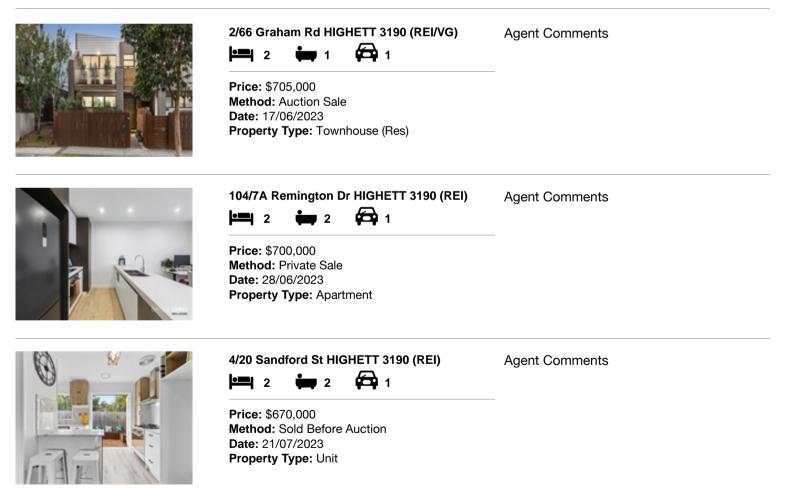




Rooms: 4 Property Type: Townhouse Agent Comments Indicative Selling Price \$700,000 Median Unit Price Year ending June 2023: \$753,500

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



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



property cata com.au

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