

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

103/35 Tennyson Street, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$589,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Highett

Period - From

22/01/2023

to

21/01/2024

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 | 7/31 Garfield St CHELTENHAM 3192 | \$600,000 | 13/12/2023 |
| 2 | 311/75 Graham Rd HIGHETT 3190 | \$590,000 | 05/12/2023 |
| 3 | 2/8 Bellevue Rd CHELTENHAM 3192 | \$587,000 | 16/01/2024 |

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:

22/01/2024 09:34



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$589,000

Median Unit Price
22/01/2023 - 21/01/2024: \$735,000

Comparable Properties



7/31 Garfield St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 13/12/2023
Property Type: Apartment



311/75 Graham Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apartment



2/8 Bellevue Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$587,000
Method: Private Sale
Date: 16/01/2024
Property Type: Apartment

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