

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

106/2A MAJOR STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

Unit

Suburb

Highett

Period-from

01 Jun 2023

to

31 May 2024

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

| | | |
|--|-----------|-----------|
| 202/1 MAJOR STREET HIGHETT VIC 3190 | \$605,000 | 13-Feb-24 |
| 243/75 GRAHAM ROAD HIGHETT VIC 3190 | \$565,000 | 27-May-24 |
| 102/1056 NEPEAN HIGHWAY HIGHETT VIC 3190 | \$609,000 | 15-Jun-24 |

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: 18 June 2024



**202/1 MAJOR STREET HIGHETT
VIC 3190**

2 2 1

Sold Price **\$605,000** Sold Date **13-Feb-24**

Distance **0.05km**



**243/75 GRAHAM ROAD HIGHETT
VIC 3190**

2 2 1

Sold Price ^{RS} **\$565,000** Sold Date **27-May-24**

Distance **0.15km**



**102/1056 NEPEAN HIGHWAY
HIGHETT VIC 3190**

2 2 1

Sold Price ^{RS} **\$609,000** Sold Date **15-Jun-24**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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