

## 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

2/10 SPRING ROAD HIGHETT VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Highett

Period-from

01 Oct 2022

to

30 Sep 2023

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

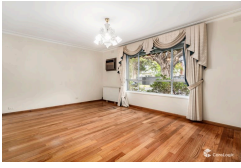
Date of sale

3/138 HIGHETT ROAD HIGHETT VIC 3190	\$680,000	06-May-23
11/6 THISTLE GROVE HIGHETT VIC 3190	\$720,000	30-Apr-23
5/22 KINROSS STREET HAMPTON EAST VIC 3188	\$730,000	06-May-23

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: 30 October 2023



**3/138 HIGHETT ROAD HIGHETT VIC 3190** Sold Price **\$680,000** Sold Date **06-May-23**

 2  1  1

Distance **0.56km**



**11/6 THISTLE GROVE HIGHETT VIC 3190** Sold Price **\$720,000** Sold Date **30-Apr-23**

 2  1  1

Distance **1.02km**



**5/22 KINROSS STREET HAMPTON EAST VIC 3188** Sold Price <sup>RS</sup> **\$730,000** <sup>UN</sup> Sold Date **06-May-23**

 2  1  1

Distance **1.38km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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