

# 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

2/27 Middleton 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)

Range between \$790,000 & \$850,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Highett

Period - From 28/06/2023 to 27/06/2024 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	2/52 Tulip Gr CHELTENHAM 3192	\$870,000	23/03/2024
2	3/35 Henry St HIGHETT 3190	\$850,000	10/02/2024
3	2/3 Alfred St HIGHETT 3190	\$830,000	02/03/2024

**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:

28/06/2024 13:42

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**Indicative Selling Price**

\$790,000 - \$850,000

**Median Unit Price**

28/06/2023 - 27/06/2024: \$730,000

**Rooms:** 4**Property Type:** Unit**Land Size:** 197sqmt appx sqm approx**Agent Comments**

Private and secure, this impressive 2BR, 1-bath single level home is the perfect blend of spacious comfort as is, but with scope to add your own style and improve in the future. A spacious and light living room with French doors leads to a north-facing deck and courtyard. Single auto garage.

## Comparable Properties

**2/52 Tulip Gr CHELTENHAM 3192 (REI/VG)****Agent Comments****Price:** \$870,000**Method:** Auction Sale**Date:** 23/03/2024**Property Type:** Unit**Land Size:** 285 sqm approx**3/35 Henry St HIGHETT 3190 (REI/VG)****Agent Comments****Price:** \$850,000**Method:** Auction Sale**Date:** 10/02/2024**Property Type:** Unit**2/3 Alfred St HIGHETT 3190 (REI/VG)****Agent Comments****Price:** \$830,000**Method:** Auction Sale**Date:** 02/03/2024**Property Type:** Unit

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