## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	2/27 Middleton Street, Highett Vic 3190
Including suburb and	-
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$730,000	Pro	perty Type U	nit		Suburb	Highett
Period - From	28/06/2023	to	27/06/2024	So	urce	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

Add	dress 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 comparableproperties 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





Amanda Thomson 03 9598 1111 0418 266 326 AThomson@hodges.com.au

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 nth-facing deck and courtyard. Single auto garage.

## Comparable Properties



2/52 Tulip Gr CHELTENHAM 3192 (REI/VG)

**1** 2 **1** 6

Price: \$870,000 Method: Auction Sale Date: 23/03/2024 Property Type: Unit Land Size: 285 sqm approx **Agent Comments** 



3/35 Henry St HIGHETT 3190 (REI/VG)

**2** 1

Price: \$850,000 Method: Auction Sale Date: 10/02/2024 Property Type: Unit **Agent Comments** 



2/3 Alfred St HIGHETT 3190 (REI/VG)

Price: \$830,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit Agent Comments

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





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