

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

2/50 MATTHIESON 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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Highett

Period-from

01 Jan 2023

to

31 Dec 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

2/47 BULLI STREET MOORABBIN VIC 3189	\$901,000	20-Nov-23
1A MASON COURT HIGHETT VIC 3190	\$960,000	15-Aug-23
30 HAMER STREET MOORABBIN VIC 3189	\$971,000	26-Aug-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: 15 January 2024



**2/47 BULLI STREET MOORABBIN
VIC 3189**

 2  2  2

Sold Price

^{RS} **\$901,000** Sold Date **20-Nov-23**

Distance **1.57km**



**1A MASON COURT HIGHETT VIC
3190**

 2  1  2

Sold Price

\$960,000 Sold Date **15-Aug-23**

Distance **0.86km**



**30 HAMER STREET MOORABBIN
VIC 3189**

 2  1  2

Sold Price

\$971,000 Sold Date **26-Aug-23**

Distance **1.55km**

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

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