## 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

201/15 Major Street, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$690,000			
Median sale pr	rice							
Median price	\$828,500	Pro	operty Type	Unit			Suburb	Highett
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	235/226 Bay Rd SANDRINGHAM 3191	\$710,000	13/02/2024
2	204/9B Remington Dr HIGHETT 3190	\$655,000	02/10/2023
3	112/15 Major St HIGHETT 3190	\$645,000	17/11/2023

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:

28/02/2024 14:48









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$650,000 - \$690,000 Median Unit Price December quarter 2023: \$828,500

# **Comparable Properties**



235/226 Bay Rd SANDRINGHAM 3191 (REI)



Price: \$710,000 Method: Private Sale Date: 13/02/2024 Property Type: Apartment



204/9B Remington Dr HIGHETT 3190 (REI/VG) Agent Comments



Price: \$655,000 Method: Private Sale Date: 02/10/2023 Property Type: Apartment Land Size: 80 sqm approx



112/15 Major St HIGHETT 3190 (REI/VG)

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Agent Comments

Agent Comments

Price: \$645,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment

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



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