

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

219/286 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Highett

Period - From 30/03/2023 to 29/03/2024 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	3/344 Highett Rd HIGHETT 3190	\$620,000	25/01/2024
2	5/487 Highett Rd HIGHETT 3190	\$615,000	13/02/2024
3	116/286 Highett Rd HIGHETT 3190	\$575,000	13/12/2023

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:

30/03/2024 15:09



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Year Built: 2013 **Building size:** 85sqm

Estimated Body Corp Fee: \$4660 per year & **Council Rate:** \$963 per year

Potential rental return: \$560/week

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

30/03/2023 - 29/03/2024: \$620,000

Comparable Properties



3/344 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 25/01/2024

Property Type: Apartment



5/487 Highett Rd HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 13/02/2024

Property Type: Apartment



116/286 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$575,000

Method: Private Sale

Date: 13/12/2023

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707