

## 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

22 HAYNES 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,455,000

Property type

House

Suburb

Highett

Period-from

01 Jun 2023

to

31 May 2024

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

142 WICKHAM ROAD HIGHETT VIC 3190	\$1,695,000	16-Dec-23
60 GRAHAM ROAD HIGHETT VIC 3190	\$1,750,000	11-May-24

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: 11 June 2024



**142 WICKHAM ROAD HIGHETT VIC 3190**

Sold Price

**\$1,695,000**

Sold Date

**16-Dec-23**

 4  2  2

Distance

**0.9km**



**60 GRAHAM ROAD HIGHETT VIC 3190**

Sold Price

<sup>RS</sup> **\$1,750,000**

Sold Date

**11-May-24**

 5  4  4

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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