

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

3/35 Henry Street, Highett Vic 3190

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$828,500 Property Type Unit Suburb Highett

Period - From 01/10/2023 to 31/12/2023 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	2/10 Spring Rd HIGHETT 3190	\$900,000	25/11/2023
2	3/20 Panorama Av HIGHETT 3190	\$840,000	25/11/2023
3	3/453 Highett Rd HIGHETT 3190	\$840,000	12/08/2023

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:

17/01/2024 11:06



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$790,000 - \$840,000
Median Unit Price
 December quarter 2023: \$828,500

Expertly styled, exceptionally sun-filled and excellently positioned within a walk of it all, this is Highett's best kept boutique secret! Making the most of a secluded north-west rear corner position with a sun-catching wraparound garden, this substantial two bedroom, 1.5 bathroom town residence is sized up in sun-bathed style with open-plan living extending from a state-of-the-art kitchen (with Bosch dishwasher), to a paved entertainer's courtyard with a tall hedge of olive trees.

Comparable Properties



2/10 Spring Rd HIGHETT 3190 (REI)

[Agent Comments](#)

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Price: \$900,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 328 sqm approx



3/20 Panorama Av HIGHETT 3190 (REI/VG)

[Agent Comments](#)

 2
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Price: \$840,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit



3/453 Highett Rd HIGHETT 3190 (REI/VG)

[Agent Comments](#)

 2
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  2

Price: \$840,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit
Land Size: 172 sqm approx

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