

The RayWhite logo is positioned in the top right corner of the image. It consists of the brand name "RayWhite." in a bold, black, sans-serif font, set against a bright yellow rectangular background.A photograph of a family—a woman, a man, and a young child—standing in a hallway. They are all looking at a brochure held by the man. To the right, a man in a dark suit and tie is holding a tablet and looking towards the family. The woman is wearing a black blazer and a yellow and white chevron scarf. The man is wearing a dark blue V-neck sweater and grey trousers. The child is wearing a white sweater and patterned pants. The background shows a well-lit hallway with white walls and a staircase.

3/453 HIGHETT ROAD, HIGHETT, VIC 3190
PREPARED BY MAT SUCKLING, RAY WHITE CHELTENHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

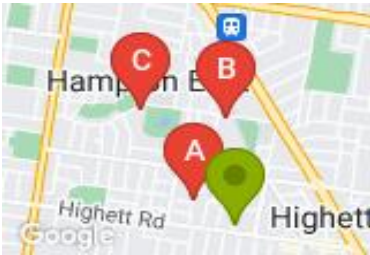

3/453 HIGHETT ROAD, HIGHETT, VIC 3190
 2
  1
  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting
Price Range: \$760,000 to \$830,000

Provided by: Mat Suckling, Ray White Cheltenham

MEDIAN SALE PRICE


HIGHETT, VIC, 3190

Suburb Median Sale Price (Unit)

\$795,000

01 January 2023 to 31 March 2023

 Provided by:  pricefinder

COMPARABLE PROPERTIES

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.


3/20 PANORAMA AVE, HIGHETT, VIC 3190
 2
  1
  2

Sale Price

\$785,000

Sale Date: 27/01/2023

Distance from Property: 333m


3/9 ELDON CRT, HAMPTON EAST, VIC 3188
 2
  1
  1

Sale Price

***\$785,000**

Sale Date: 28/03/2023

Distance from Property: 775m


60 WIDDOP CRES, HAMPTON EAST, VIC 3188
 2
  1
  1

Sale Price

\$805,000

Sale Date: 18/03/2023

Distance from Property: 1km



This report has been compiled on 05/06/2023 by Ray White Cheltenham. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/453 HIGHETT ROAD, HIGHETT, VIC 3190

Indicative selling price

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

Price Range:

\$760,000 to \$830,000

Median sale price

Median price

\$795,000

Property type

Unit

Suburb

HIGHETT

Period

01 January 2023 to 31 March 2023

Source



Comparable property sales

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

| | | |
|----------------------------------------|------------|------------|
| 3/20 PANORAMA AVE, HIGHETT, VIC 3190 | \$785,000 | 27/01/2023 |
| 3/9 ELDON CRT, HAMPTON EAST, VIC 3188 | *\$785,000 | 28/03/2023 |
| 60 WIDDOP CRES, HAMPTON EAST, VIC 3188 | \$805,000 | 18/03/2023 |

This Statement of Information was prepared on:

05/06/2023