

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

4/11 ALFRED STREET HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Highett

Period-from

01 Sep 2022

to

31 Aug 2023

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

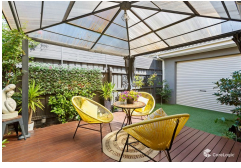
Date of sale

2/13 ALFRED STREET HIGHETT VIC 3190	\$1,021,000	08-May-23
1/7 ALFRED STREET HIGHETT VIC 3190	\$1,195,000	09-Apr-22
1/11 MATTHIESON STREET HIGHETT VIC 3190	\$1,115,000	13-May-23

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: 25 September 2023



2/13 ALFRED STREET HIGHETT VIC 3190 Sold Price ^{RS} **\$1,021,000** Sold Date **08-May-23**

3 2 2

Distance **0.03km**



1/7 ALFRED STREET HIGHETT VIC 3190 Sold Price **\$1,195,000** Sold Date **09-Apr-22**

3 2 2

Distance **0.05km**



1/11 MATTHIESON STREET HIGHETT VIC 3190 Sold Price **\$1,115,000** Sold Date **13-May-23**

3 1 2

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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