

## 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

4/2 ALFRED 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Highett

Period-from

01 Jan 2023

to

31 Dec 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

3/57 JACKSON ROAD HIGHETT VIC 3190	\$625,000	31-Oct-23
2/71 CHESTERVILLE ROAD HIGHETT VIC 3190	\$635,000	25-Sep-23
5/65 TIBROCKNEY STREET HIGHETT VIC 3190	\$690,000	21-Oct-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: 08 January 2024



**3/57 JACKSON ROAD HIGHETT VIC 3190** Sold Price <sup>RS</sup> **\$625,000** <sup>UN</sup> Sold Date **31-Oct-23**  
Distance **0.43km**

 2  1  2



**2/71 CHESTERVILLE ROAD HIGHETT VIC 3190** Sold Price <sup>RS</sup> **\$635,000** <sup>UN</sup> Sold Date **25-Sep-23**  
Distance **0.72km**

 2  1  1



**5/65 TIBROCKNEY STREET HIGHETT VIC 3190** Sold Price **\$690,000** Sold Date **21-Oct-23**  
Distance **1.38km**

 2  1  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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