

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

9 Oaklands Court, Highett Vic 3190

Indicative selling price

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

Range between \$1,590,000 & \$1,690,000

Median sale price

Median price \$1,455,000 Property Type House 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	40a Miller St HIGHETT 3190	\$1,695,000	11/12/2023
2	3 Princess Av HIGHETT 3190	\$1,670,000	01/09/2023
3	62b Tibrockney St HIGHETT 3190	\$1,650,000	18/10/2023

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:

27/02/2024 16:41



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,590,000 - \$1,690,000

Median House Price

December quarter 2023: \$1,455,000

Comparable Properties



40a Miller St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,695,000

Method: Sold Before Auction

Date: 11/12/2023

Property Type: Townhouse (Single)



3 Princess Av HIGHETT 3190 (REI)

Agent Comments



Price: \$1,670,000

Method: Private Sale

Date: 01/09/2023

Property Type: Townhouse (Single)



62b Tibrockney St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: Townhouse (Res)

Land Size: 336 sqm approx

Account - Marshall White | P: 03 9822 9999