

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 G04/1a Turner Road, Highett Vic 3190

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$754,250 Property Type Unit Suburb Highett

Period - From 01/04/2023 to 31/03/2024 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	303/9a Remington Dr HIGHETT 3190	\$763,000	15/03/2024
2	3/1100 Nepean Hwy HIGHETT 3190	\$720,000	23/04/2024
3	235/226 Bay Rd SANDRINGHAM 3191	\$710,000	13/02/2024

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: 27/05/2024 17:23



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
Year ending March 2024: \$754,250

Comparable Properties



303/9a Remington Dr HIGHETT 3190 (REI/VG) **Agent Comments**

2 2 2

Price: \$763,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment



3/1100 Nepean Hwy HIGHETT 3190 (REI/VG) **Agent Comments**

2 2 1

Price: \$720,000
Method: Private Sale
Date: 23/04/2024
Property Type: Townhouse (Single)



235/226 Bay Rd SANDRINGHAM 3191 (REI/VG) **Agent Comments**

2 2 1

Price: \$710,000
Method: Private Sale
Date: 13/02/2024
Property Type: Apartment