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	250/75 Graham Road 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,500	Property type	Unit	Suburb	Highett
Period-from	01 Jul 2020	to	30 Jun 2021	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
106/6 Dart Street Highett VIC 3190	$555,000	25-Mar-20

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: 30 July 2021

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106/6 Dart Street Highett VIC 3190 Sold Price **$555,000** Sold Date **25-Mar-20**

2 2 1 Distance **0.3km**

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

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