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<br>Including suburb and postcode | 102/18 Worthing Road, Highett Vic 3190 |

## Indicative selling price

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

Range between $820,000 & $895,000

## Median sale price

Median price $762,500 Property Type Unit Suburb Highett

Period - From 01/10/2023 to 30/09/2024 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 | 2/33 Worthing Rd HIGHETT 3190 | $950,000 | 27/09/2024 |
| 2 | 7/20-22 Worthing Rd HIGHETT 3190 | $905,000 | 21/09/2024 |
| 3 | | | |

**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: 25/11/2024 10:32

# 102/18 Worthing Road, Highett Vic 3190



3 2 2

**Rooms:** 6
**Property Type:** Apartment
**Land Size:** 113 sqm approx

Agent Comments

**Indicative Selling Price**
$820,000 - $895,000
**Median Unit Price**
Year ending September 2024: $762,500

## Comparable Properties



**2/33 Worthing Rd HIGHETT 3190 (REI)**

3 2 1

**Price:** $950,000
**Method:** Private Sale
**Date:** 27/09/2024
**Property Type:** Townhouse (Res)

Agent Comments



**7/20-22 Worthing Rd HIGHETT 3190 (REI)**

3 2 -

**Price:** $905,000
**Method:** Private Sale
**Date:** 21/09/2024
**Property Type:** Townhouse (Res)

Agent Comments

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.

**Account** - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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