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	2/7 ALFRED STREET 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	$1,080,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,500	Property type	Unit	Suburb	Highett
Period-from	01 Mar 2024	to	28 Feb 2025	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
1/121 CHAPEL ROAD MOORABBIN VIC 3189	$1,110,000	20-Oct-24

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.

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1/121 CHAPEL ROAD MOORABBIN VIC 3189

3 2 2

Sold Price **$1,110,000** Sold Date **20-Oct-24**

Distance **1.86km**

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

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