

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

G06/3 OAKLANDS COURT 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

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2022

to

28 Feb 2023

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

4/23 TIBROCKNEY STREET HIGHETT VIC 3190	\$558,000	28-Oct-22
111/2 DART STREET HIGHETT VIC 3190	\$575,000	29-Dec-22
104/1056 NEPEAN HIGHWAY HIGHETT VIC 3190	\$590,000	04-Dec-22

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: 27 March 2023



OBrien Real Estate

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**4/23 TIBROCKNEY STREET
HIGHETT VIC 3190**

2 1 2

Sold Price

\$558,000

Sold Date

28-Oct-22

Distance

0.96km



**111/2 DART STREET HIGHETT VIC
3190**

2 2 1

Sold Price

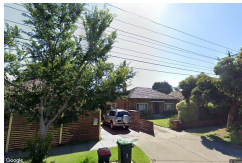
^{RS} **\$575,000**

Sold Date

29-Dec-22

Distance

0.32km



**104/1056 NEPEAN HIGHWAY
HIGHETT VIC 3190**

2 - -

Sold Price

\$590,000

Sold Date

04-Dec-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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