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	4/17 BEAUMARIS PARADE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$632,500	Property type	Unit	Suburb	Highett
Period-from	01 Jul 2022	to	30 Jun 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
4/9 MAXFLO COURT HIGHETT VIC 3190	$665,000	05-May-23
5/6 HAYNES STREET HIGHETT VIC 3190	$610,000	03-Apr-23

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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4/9 MAXFLO COURT HIGHETT VIC 3190

2 1 1

Sold Price **$665,000** Sold Date **05-May-23**

Distance **0.33km**



5/6 HAYNES STREET HIGHETT VIC 3190

2 1 2

Sold Price **$610,000** Sold Date **03-Apr-23**

Distance **0.41km**

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

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