

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

203/3 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,000

Property type

Unit

Suburb

Highett

Period-from

01 Oct 2020

to

30 Sep 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

1/1161 Nepean Highway Highett VIC 3190	\$505,000	05-May-21
G02/3 Oaklands Court Highett VIC 3190	\$515,000	28-May-21
107/1146 Nepean Highway Highett VIC 3190	\$530,000	01-Jul-21

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: 28 October 2021



OBrien Real Estate

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1/1161 Nepean Highway Highett VIC 3190

Sold Price

\$505,000

Sold Date

05-May-21

2

2

1

Distance

0.65km



G02/3 Oaklands Court Highett VIC 3190

Sold Price

\$515,000

Sold Date

28-May-21

2

1

-

Distance

-



107/1146 Nepean Highway Highett VIC 3190

Sold Price

\$530,000

Sold Date

01-Jul-21

2

1

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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