

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

G09/3 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,000

Property type

Other

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

7/29 Graham Road Highett VIC 3190	\$410,000	14-Apr-21
105/1161 Nepean Highway Highett VIC 3190	\$400,000	29-Jan-21
317/222 Bay Road Sandringham VIC 3191	\$393,000	31-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: 06 October 2021



OBrien Real Estate

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7/29 Graham Road Highett VIC 3190

2 1 1

Sold Price

\$410,000

Sold Date

14-Apr-21

Distance

0.54km



105/1161 Nepean Highway Highett VIC 3190

2 1 1

Sold Price

\$400,000

Sold Date

29-Jan-21

Distance

0.65km



317/222 Bay Road Sandringham VIC 3191

1 1 1

Sold Price

\$393,000

Sold Date

31-Jul-21

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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