

## 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

g02/3 Oaklands Court, Highett Vic 3190

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

#### Median sale price

Median price \$727,000

House

Unit

X

Suburb Highett

Period - From 01/04/2017

to 30/06/2017

Source REIV

#### 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 six 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	206/2a Major St HIGHETT 3190	\$560,000	07/05/2017
2	8/1 Major St HIGHETT 3190	\$560,000	06/05/2017
3	G05/1-3 Oaklands Ct HIGHETT 3190	\$550,000	09/08/2017

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 six months.~~



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$550,000  
**Median Unit Price**  
June quarter 2017: \$727,000

Huge Courtyard With Private Entry This newly completed ground floor apartment is situated in a quiet street with easy walk to vibrant Highett St Shops and cafes. Comprising entry hall through to open plan lounge room, vogue style kitchen with stone bench tops and dishwasher, leading out to tiled patio down to beautiful garden courtyard. 2 bedrooms with BIR's, master with ensuite and a further central bathroom. Note: Security intercom entrance, basement car space with storage unit. Reverse cycle aircon and heating, washing machine facilities. Great first home or investment.

## Comparable Properties



**206/2a Major St HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 07/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**8/1 Major St HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**G05/1-3 Oaklands Ct HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 09/08/2017  
**Rooms:** 4  
**Property Type:** Apartment