



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

**Indicative Selling Price**  
\$575,000  
**Median Unit Price**  
March quarter 2017: \$697,500

Huge Courtyard With Private Entry This newly completed ground floor apartment is situated in quite 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



15/1 Major St HIGHETT 3190 (REI)

Agent Comments



**Price:** \$622,000  
**Method:** Private Sale  
**Date:** 01/05/2017  
**Rooms:** -  
**Property Type:** Apartment

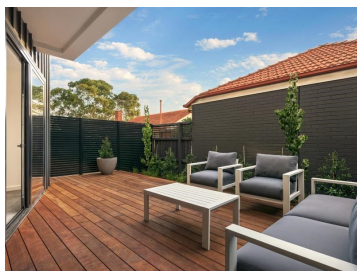


608/222 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 18/01/2017  
**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

## 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 \$575,000

#### Median sale price

Median price \$697,500

Unit X

Suburb Highett

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
15/1 Major St HIGHETT 3190	\$622,000	01/05/2017
608/222 Bay Rd SANDRINGHAM 3191	\$565,000	18/01/2017
8/1 Major St HIGHETT 3190	\$560,000	06/05/2017