

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

308b/1142 Nepean Highway, Highett, VIC 3190

### Indicative selling price

Single Price or Range between

**\$385,000 - \$420,000**

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

### Median sale price

Median Price

**\$650,000**

Property Type

**Unit**

Suburb

**HIGHETT**

Period From

**25/05/2019**

Period To

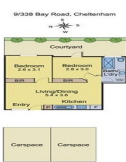
**25/11/2019**

Source

**Core Logic**

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**9/338 BAY ROAD  
CHELTENHAM**

2 1 2

Price \$410,000

Date of Sale 01/10/2019

Land 0 sqm



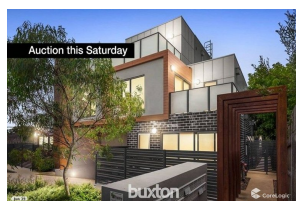
**209/222 BAY ROAD  
SANDRINGHAM**

2 1 1

Price \$415,000

Date of Sale 19/09/2019

Land 0 sqm



**103/1161 NEPEAN HIGHWAY  
HIGHETT**

2 1 1

Price \$400,000

Date of Sale 14/08/2019

Land 1027 sqm