

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 304b/1142 Nepean Highway, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$450,000

Median sale price

Median price \$801,000 Property Type Unit Suburb Highett

Period - From 01/04/2020 to 31/03/2021 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	3b/1142 Nepean Hwy HIGHETT 3190	\$485,000	27/05/2021
2	1.05/1090 Nepean Hwy HIGHETT 3190	\$484,000	19/03/2021
3	2.03/1090 Nepean Hwy HIGHETT 3190	\$463,800	10/02/2021

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.~~

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2 1 1

Rooms: 4

Property Type:

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending March 2021: \$801,000

Comparable Properties



3b/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 27/05/2021

Property Type: Apartment



1.05/1090 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$484,000

Method: Private Sale

Date: 19/03/2021

Property Type: Apartment



2.03/1090 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$463,800

Method: Private Sale

Date: 10/02/2021

Property Type: Apartment