

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

4/1161 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$827,500

Property Type

Unit

Suburb

Highett

Period - From

01/07/2020

to

30/09/2020

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	101/323 Charman Rd CHELTENHAM 3192	\$443,000	01/06/2020
2	105/1142a Nepean Hwy HIGHETT 3190	\$440,000	04/06/2020
3			

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.

This Statement of Information was prepared on:

09/11/2020 14:18

4/1161 Nepean Highway, Highett Vic 3190

Ryan Castles
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Indicative Selling Price
\$445,000

Median Unit Price
September quarter 2020: \$827,500



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



101/323 Charman Rd CHELTENHAM 3192
(REI/VG)

Agent Comments

2 1 2

Price: \$443,000
Method: Private Sale
Date: 01/06/2020
Property Type: Apartment

105/1142a Nepean Hwy HIGHETT 3190
(REI/VG)

Agent Comments

2 1 1

Price: \$440,000
Method: Private Sale
Date: 04/06/2020
Property Type: Apartment

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840