

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

203C/1142 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$667,500

Property Type

Unit

Suburb

Highett

Period - From

01/07/2022

to

30/09/2022

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	303A/1142 Nepean Hwy HIGHETT 3190	\$392,000	12/08/2022
2	401B/1142 Nepean Hwy HIGHETT 3190	\$330,000	15/07/2022
3	304C/1142 Nepean Hwy HIGHETT 3190	\$376,000	14/08/2022

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:

27/10/2022 16:20



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000

Median Unit Price

September quarter 2022: \$667,500

Comparable Properties

303A/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$392,000

Method:

Date: 12/08/2022

Property Type: Apartment

401B/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

 1  1  1

Price: \$330,000

Method:

Date: 15/07/2022

Property Type: Apartment



304C/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$376,000

Method: Private Sale

Date: 14/08/2022

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300