

# 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

1131 Nepean Highway, Highett Vic 3190

### Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

### Median sale price

Median price \$1,190,000

Property Type House

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	6 Marshall Av HIGHETT 3190	\$1,380,000	17/06/2020
2			
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:

08/12/2020 13:41

1131 Nepean Highway, Highett Vic 3190

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**Indicative Selling Price**

\$1,375,000 - \$1,475,000

**Median House Price**

September quarter 2020: \$1,190,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 740 sqm approx

Agent Comments

## Comparable Properties



**6 Marshall Av HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 17/06/2020

**Property Type:** House

**Land Size:** 604 sqm approx

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.