

## 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

7/1201 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$806,500

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

8/8-10 Argus Street Cheltenham VIC 3192	\$585,000	18-Dec-21
3/49 Beaumaris Parade Highett VIC 3190	\$560,000	07-Dec-21
11/1 Garfield Street Cheltenham VIC 3192	\$505,000	22-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 07 March 2022



**8/8-10 Argus Street Cheltenham VIC 3192**

Sold Price

**\$585,000**

Sold Date

**18-Dec-21**

 2  1  1

Distance

**0.78km**



**3/49 Beaumaris Parade Highett VIC 3190**

Sold Price

**\$560,000**

Sold Date

**07-Dec-21**

 2  1  1

Distance

**1.43km**



**11/1 Garfield Street Cheltenham VIC 3192**

Sold Price

**\$505,000**

Sold Date

**22-Sep-21**

 2  1  1

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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