

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	301b/1142 Nepean Highway, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$325,000	&	\$357,500

Median sale price

Median price	\$723,500	Hou	se	Unit	Х	Suburb	Highett
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

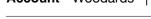
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	113/323 Charman Rd CHELTENHAM 3192	\$360,000	26/09/2017
2	112/286 Highett Rd HIGHETT 3190	\$352,000	17/10/2017
3	213/278-286 Charman Rd CHELTENHAM 3192	\$350,000	22/01/2018

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.





Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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Rooms: **Property Type: Agent Comments** **Indicative Selling Price** \$325,000 - \$357,500 **Median Unit Price**

Year ending December 2017: \$723,500

Comparable Properties



113/323 Charman Rd CHELTENHAM 3192

(REI/VG) **--**1





Price: \$360,000 Method: Private Sale Date: 26/09/2017

Rooms: -

Property Type: Apartment

Agent Comments

112/286 Highett Rd HIGHETT 3190 (VG)







Price: \$352,000 Method: Sale Date: 17/10/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments

213/278-286 Charman Rd CHELTENHAM 3192

(REI)

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Price: \$350,000 Method: Private Sale Date: 22/01/2018

Rooms: 2

Property Type: Apartment

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