

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

301b/1142 Nepean Highway, Highett Vic 3190

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

House

Unit

X

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.

	Address 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.



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)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 26/09/2017
Rooms: -
Property Type: Apartment

112/286 Highett Rd HIGHETT 3190 (VG)

Agent Comments



Price: \$352,000
Method: Sale
Date: 17/10/2017
Rooms: -
Property Type: Strata Unit/Flat



213/278-286 Charman Rd CHELTENHAM 3192
(REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 22/01/2018
Rooms: 2
Property Type: Apartment