

# 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

2c/1142 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

\$380,000

&

\$410,000

### Median sale price

Median price

\$683,750

Property Type

Unit

Suburb

Highett

Period - From

01/04/2024

to

30/06/2024

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	105/278 Charman Rd CHELTENHAM 3192	\$408,000	16/07/2024
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:

23/09/2024 16:30



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$380,000 - \$410,000

**Median Unit Price**

June quarter 2024: \$683,750

## Comparable Properties



**105/278 Charman Rd CHELTENHAM 3192 (REI)** Agent Comments

 2  2  1

**Price:** \$408,000

**Method:** Private Sale

**Date:** 16/07/2024

**Property Type:** Apartment

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 9519 8333 | F: 03 9519 8300