

## 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

4/1086 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)

Single price \$795,000

or range between

&

### Median sale price

Median price

\$ 687,000

Property type

Unit

Suburb

HIGHETT

Period - From

11/09/2020

to

10/03/2021

Source

CoreLogic

### Comparable property sales

**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 2/10 Hillcrest Avenue Highett	\$775,000	27/02/2021
2 5/2 Matthieson Street Highett	\$775,500	06/02/2021
3 2/119 Wickham Road Hampton East	\$800,000	27/01/2021

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:

10/03/2021