

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

1/1161 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$920,000

Property Type Unit

Suburb Highett

Period - From 01/10/2020

to 31/12/2020

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	G.10/1090 Nepean Hwy HIGHETT 3190	\$535,800	17/03/2021
2	3.09/1090 Nepean Hwy HIGHETT 3190	\$508,800	01/04/2021
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:

07/04/2021 17:28

Ryan Castles

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Indicative Selling Price

\$515,000

Median Unit Price

December quarter 2020: \$920,000

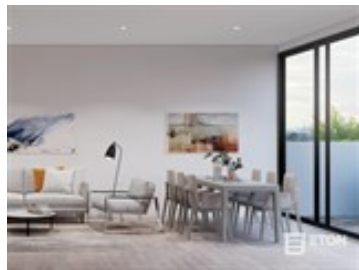


2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



G.10/1090 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$535,800

Method: Private Sale

Date: 17/03/2021

Property Type: Apartment



3.09/1090 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$508,800

Method: Private Sale

Date: 01/04/2021

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.