

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

1/1201 Nepean Highway Highett VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

5/71 Chesterville Road Highett VIC 3190	\$561,000	06-Feb-21
3/65 Chesterville Road Highett VIC 3190	\$599,999	02-Dec-20
6/69 Chesterville Road Highett VIC 3190	\$555,000	14-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 25 March 2021



5/71 Chesterville Road Highett VIC 3190

Sold Price

^{RS} **\$561,000**

Sold Date

06-Feb-21

 2

 1

 1

Distance

0.55km



3/65 Chesterville Road Highett VIC 3190

Sold Price

\$599,999

Sold Date

02-Dec-20

 2

 1

 1

Distance

0.56km



6/69 Chesterville Road Highett VIC 3190

Sold Price

^{RS} **\$555,000** ^{UN}

Sold Date

14-Jan-21

 2

 1

 1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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