

## 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

102/1193 NEPEAN HIGHWAY HIGHETT VIC 3190

### Indicative selling price

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

Single Price

\$549,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Highett

Period-from

01 Apr 2022

to

31 Mar 2023

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

103/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$549,000	10-Mar-23
707/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$550,000	23-Jan-23
111/6 DART STREET HIGHETT VIC 3190	\$575,000	22-Dec-22

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.~~

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**103/3 CHESTERVILLE ROAD  
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$549,000** Sold Date **10-Mar-23**

Distance **0.97km**



**707/6 RAILWAY ROAD  
CHELTENHAM VIC 3192**

2 2 1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **23-Jan-23**

Distance **1.41km**



**111/6 DART STREET HIGHETT VIC  
3190**

2 2 1

Sold Price **\$575,000** Sold Date **22-Dec-22**

Distance **1.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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