

## 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

Brand new 2 bedroom, 2 bathroom, 1 car space luxury apartment  
with views HIGHETT VIC 3190

### Indicative selling price

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

Single Price

\$645,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Highett

Period-from

01 Feb 2023

to

31 Jan 2024

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

G02/1193 NEPEAN HIGHWAY HIGHETT VIC 3190	\$655,000	15-Jul-23
G03/1193 NEPEAN HIGHWAY HIGHETT VIC 3190	\$641,100	25-Mar-23
2/42 TURNER ROAD HIGHETT VIC 3190	\$620,000	25-Oct-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.~~

This Statement of Information was prepared on: 25 February 2024



**G02/1193 NEPEAN HIGHWAY  
HIGHETT VIC 3190**

 2  2  1

Sold Price **\$655,000** Sold Date **15-Jul-23**

Distance **0.35km**



**G03/1193 NEPEAN HIGHWAY  
HIGHETT VIC 3190**

 2  2  1

Sold Price **\$641,100** Sold Date **25-Mar-23**

Distance **0.35km**



**2/42 TURNER ROAD HIGHETT VIC  
3190**

 2  2  1

Sold Price **\$620,000** Sold Date **25-Oct-22**

Distance **0.56km**

RS = Recent sale      UN = Undisclosed Sale

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