

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

3/1142A 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2022

to

28 Feb 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

101/1142C NEPEAN HIGHWAY HIGHETT VIC 3190	\$292,000	14-Nov-22
17/338 BAY ROAD CHELTENHAM VIC 3192	\$270,000	05-Oct-22
312/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$292,250	17-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.

This Statement of Information was prepared on: 21 March 2023



101/1142C NEPEAN HIGHWAY HIGHETT VIC 3190

 1  1  1

Sold Price

\$292,000

Sold Date **14-Nov-22**

Distance

0km



17/338 BAY ROAD CHELTENHAM VIC 3192

 1  1  1

Sold Price

\$270,000

Sold Date **05-Oct-22**

Distance

0.58km



312/278 CHARMAN ROAD CHELTENHAM VIC 3192

 1  1  1

Sold Price

\$292,250

Sold Date **17-Dec-22**

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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