

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

101/1193 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

\$539,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,500

Property type

Unit

Suburb

Highett

Period-from

01 Jul 2020

to

30 Jun 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

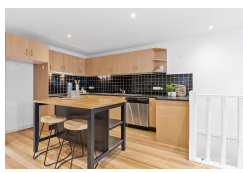
Date of sale

2/276 Highett Road Highett VIC 3190	\$640,000	25-Jun-21
302/2A Major Street Highett VIC 3190	\$640,000	16-Mar-21
2/6 Dart Street Highett VIC 3190	\$650,000	07-May-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: 27 July 2021



2/276 Highett Road Highett VIC 3190

Sold Price

^{RS} **\$640,000**

Sold Date

25-Jun-21

 2  2  1

Distance

1.1km



302/2A Major Street Highett VIC 3190

Sold Price

\$640,000

Sold Date

16-Mar-21

 2  2  1

Distance

1.14km



2/6 Dart Street Highett VIC 3190

Sold Price

\$650,000

Sold Date

07-May-21

 2  2  2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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