

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

6/1161 Nepean Highway, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$822,500

Property Type

Unit

Suburb

Highett

Period - From

01/10/2020

to

30/09/2021

Source

REIV

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 six 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
1	4A/1142 Nepean Hwy HIGHETT 3190	\$432,000	11/10/2021
2	208B/1142 Nepean Hwy HIGHETT 3190	\$418,000	04/11/2021
3	304B/1142 Nepean Hwy HIGHETT 3190	\$410,000	25/10/2021

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 six months.~~

This Statement of Information was prepared on:

03/12/2021 14:44



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2021: \$822,500

Comparable Properties



4A/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$432,000
Method: Private Sale
Date: 11/10/2021
Property Type: Apartment



208B/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$418,000
Method: Private Sale
Date: 04/11/2021
Property Type: Apartment



304B/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$410,000
Method: Private Sale
Date: 25/10/2021
Property Type: Apartment