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

1/1207 Nepean Highway, Highett Vic 3190

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$675,000		&		\$695,000			
Median sale p	rice							
Median price	\$762,500	Pro	operty Type	Unit			Suburb	Highett
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15/15-19 Graham Rd HIGHETT 3190	\$715,000	21/11/2024
2	1/10 Turner Rd HIGHETT 3190	\$725,000	19/10/2024
3	2/2-4 The Crescent HIGHETT 3190	\$736,000	05/10/2024

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:

22/11/2024 16:10





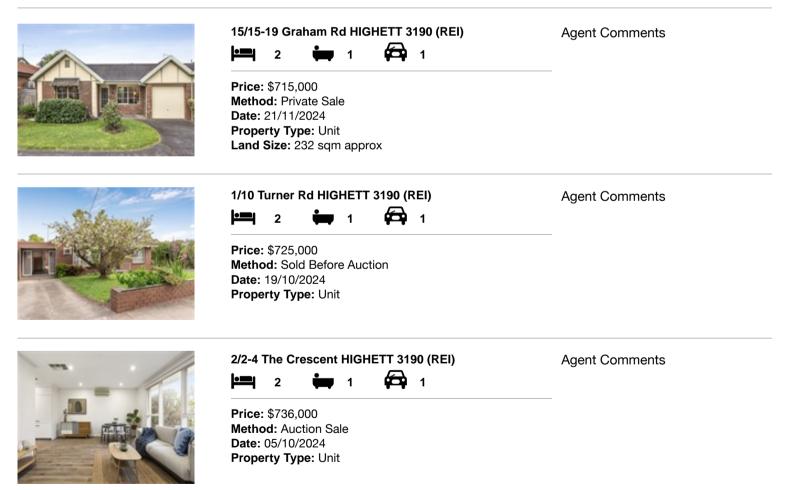




Property Type: Unit Agent Comments

Indicative Selling Price \$675,000 - \$695,000 Median Unit Price Year ending September 2024: \$762,500

Comparable Properties



Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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