

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

403/1146 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Highett

Period - From 03/07/2022

to

02/07/2023

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	202/252 Bay Rd SANDRINGHAM 3191	\$330,000	19/05/2023
2	306/9 Chesterville Rd CHELTENHAM 3192	\$315,000	29/03/2023
3	112/278 Charman Rd CHELTENHAM 3192	\$310,000	07/06/2023

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:

03/07/2023 17:35



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
03/07/2022 - 02/07/2023: \$600,000

Comparable Properties



202/252 Bay Rd SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 19/05/2023
Property Type: Apartment



306/9 Chesterville Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 29/03/2023
Property Type: Apartment



112/278 Charman Rd CHELTENHAM 3192 (REI) Agent Comments



Price: \$310,000
Method: Private Sale
Date: 07/06/2023
Property Type: Unit

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