

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 306/1146 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$759,000 House Unit X Suburb Highett

Period - From 01/10/2017 to 30/09/2018 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	308/75 Graham Rd HIGHETT 3190	\$543,000	23/06/2018
2	5/489 Highett Rd HIGHETT 3190	\$535,000	01/10/2018
3	105/35 Tennyson St HIGHETT 3190	\$525,200	11/08/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$575,000
Median Unit Price
 Year ending September 2018: \$759,000

Comparable Properties



308/75 Graham Rd HIGHETT 3190 (REI/VG) [Agent Comments](#)



Price: \$543,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Apartment



5/489 Highett Rd HIGHETT 3190 (REI) [Agent Comments](#)



Price: \$535,000
Method: Private Sale
Date: 01/10/2018
Rooms: -
Property Type: Apartment



105/35 Tennyson St HIGHETT 3190 (REI/VG) [Agent Comments](#)



Price: \$525,200
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: Apartment