

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