## 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

105/1146 Nepean Highway, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$500,000		&		\$540,000			
Median sale p	rice							
Median price	\$828,500	Pro	operty Type	Unit			Suburb	Highett
Period - From	01/10/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	104/15 Major St HIGHETT 3190	\$525,000	13/12/2023
2	G02/3 Oaklands Ct HIGHETT 3190	\$525,000	17/11/2023
3	712/1228 Nepean Hwy CHELTENHAM 3192	\$515,000	24/12/2023

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:

05/02/2024 12:43









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$500,000 - \$540,000 Median Unit Price December quarter 2023: \$828,500

# **Comparable Properties**



2 2 2 1 Price: \$525,000

104/15 Major St HIGHETT 3190 (REI/VG)

Method: Private Sale Date: 13/12/2023 Property Type: Apartment

G02/3 Oaklands Ct HIGHETT 3190 (REI/VG)



Price: \$525,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment

712/1228 Nepean Hwy CHELTENHAM 3192 (VG) Agent Comments

Agent Comments

Agent Comments



Price: \$515,000 Method: Sale Date: 24/12/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216



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