

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

5/1120-1122 NEPEAN HIGHWAY HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Highett

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

2/3 ALFRED STREET HIGHETT VIC 3190	\$830,000	02-Mar-24
3/1120-1122 NEPEAN HIGHWAY HIGHETT VIC 3190	\$870,000	25-Jun-24
29/7-13 GRAHAM ROAD HIGHETT VIC 3190	\$918,000	01-Jul-24

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 6 months.

This Statement of Information was prepared on: 27 August 2024



2/3 ALFRED STREET HIGHETT VIC 3190

Sold Price

\$830,000

Sold Date

02-Mar-24

3

1

1

Distance

0.37km



3/1120-1122 NEPEAN HIGHWAY HIGHETT VIC 3190

Sold Price

^{RS} **\$870,000**

Sold Date

25-Jun-24

3

2

2

Distance

0.04km



29/7-13 GRAHAM ROAD HIGHETT VIC 3190

Sold Price

^{RS} **\$918,000**

Sold Date

01-Jul-24

3

1

1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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