

# 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 5b/1142 Nepean Highway, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$683,750 Property Type Unit Suburb Highett  
Period - From 01/04/2024 to 30/06/2024 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	19/68-82 Graham Rd HIGHETT 3190	\$423,000	24/09/2024
2	207/278 Charman Rd CHELTENHAM 3192	\$440,000	19/08/2024
3	605/1228 Nepean Hwy CHELTENHAM 3192	\$440,000	08/06/2024

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: 02/10/2024 13:34



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

June quarter 2024: \$683,750

## Comparable Properties



**19/68-82 Graham Rd HIGHETT 3190 (REI)**

Agent Comments

 2  1  1

**Price:** \$423,000

**Method:** Private Sale

**Date:** 24/09/2024

**Property Type:** Apartment



**207/278 Charman Rd CHELTENHAM 3192 (REI)** Agent Comments

 2  2  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 19/08/2024

**Property Type:** Apartment



**605/1228 Nepean Hwy CHELTENHAM 3192 (REI)** Agent Comments

 2  1  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 08/06/2024

**Property Type:** Apartment

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