

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

206/1056 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

\$575,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2023

to

30 Apr 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

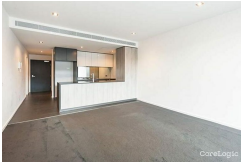
Date of sale

107/286 HIGHETT ROAD HIGHETT VIC 3190	\$555,000	22-Mar-24
202/1 MAJOR STREET HIGHETT VIC 3190	\$605,000	13-Feb-24
4/1-5 HIGHETT GROVE HIGHETT VIC 3190	\$610,000	05-Feb-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: 30 May 2024



**107/286 HIGHETT ROAD HIGHETT
VIC 3190**

2 2 1

Sold Price **\$555,000** Sold Date **22-Mar-24**

Distance **0.38km**

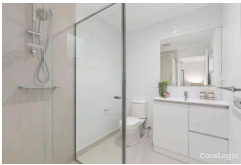


**202/1 MAJOR STREET HIGHETT
VIC 3190**

2 2 1

Sold Price **\$605,000** Sold Date **13-Feb-24**

Distance **0.41km**



**4/1-5 HIGHETT GROVE HIGHETT
VIC 3190**

2 2 1

Sold Price **\$610,000** Sold Date **05-Feb-24**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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