

# 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

5A/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)

Single price

\$429,000

### Median sale price

Median price

\$842,500

Property Type

Unit

Suburb

Highett

Period - From

01/07/2021

to

30/09/2021

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	608/2-6 Railway Rd CHELTENHAM 3192	\$447,500	29/07/2021
2	611/6 Railway Rd CHELTENHAM 3192	\$430,000	08/07/2021
3			

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:

15/10/2021 08:59



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$429,000

**Median Unit Price**  
September quarter 2021: \$842,500

## Comparable Properties



**608/2-6 Railway Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

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**Price:** \$447,500  
**Method:** Private Sale  
**Date:** 29/07/2021  
**Property Type:** Apartment



**611/6 Railway Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 08/07/2021  
**Property Type:** Apartment

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.

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300