

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

Brand new 2 bedroom, 2 bathroom, 1 car space luxury apartment
with views 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Highett

Period-from

01 Feb 2023

to

31 Jan 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

G02/1193 NEPEAN HIGHWAY HIGHETT VIC 3190	\$655,000	15-Jul-23
G03/1193 NEPEAN HIGHWAY HIGHETT VIC 3190	\$641,100	25-Mar-23
2/42 TURNER ROAD HIGHETT VIC 3190	\$620,000	25-Oct-22

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: 25 February 2024


**G02/1193 NEPEAN HIGHWAY
HIGHETT VIC 3190**
 2  2  1

Sold Price

\$655,000

Sold Date

15-Jul-23

Distance

0.35km

**G03/1193 NEPEAN HIGHWAY
HIGHETT VIC 3190**
 2  2  1

Sold Price

\$641,100

Sold Date

25-Mar-23

Distance

0.35km

**2/42 TURNER ROAD HIGHETT VIC
3190**
 2  2  1

Sold Price

\$620,000

Sold Date

25-Oct-22

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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