

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

2 bedroom 2 bathroom 83sqm of total space 1 car spot 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

\$660,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2022

to

30 Apr 2023

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

G09/1193 NEPEAN HIGHWAY HIGHETT VIC 3190	\$610,000	15-Sep-22
205/7B REMINGTON DRIVE HIGHETT VIC 3190	\$655,000	11-Jul-22
G08/1217 NEPEAN HIGHWAY HIGHETT VIC 3190	\$620,000	31-Mar-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: 05 May 2023


**G09/1193 NEPEAN HIGHWAY
HIGHETT VIC 3190**
 2  2  1

Sold Price

\$610,000

Sold Date

15-Sep-22

Distance

0.35km

**205/7B REMINGTON DRIVE
HIGHETT VIC 3190**
 2  2  1

Sold Price

\$655,000

Sold Date

11-Jul-22

Distance

0.54km

**G08/1217 NEPEAN HIGHWAY
HIGHETT VIC 3190**
 2  2  1

Sold Price

\$620,000

Sold Date

31-Mar-22

Distance

0.15km
RS = Recent sale

UN = Undisclosed Sale

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