

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 6/1161 Nepean Highway, Highett Vic 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$470,000

Median sale price

Median price \$795,000 Property Type Unit Suburb Highett

Period - From 01/01/2020 to 31/12/2020 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	222/8 Railway Rd CHELTENHAM 3192	\$470,000	04/03/2021
2	4/1161 Nepean Hwy HIGHETT 3190	\$450,000	21/11/2020
3	502/6 Railway Rd CHELTENHAM 3192	\$446,000	18/12/2020

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: 16/03/2021 14:58



2
 2
 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

Year ending December 2020: \$795,000

Comparable Properties



222/8 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments

2
 1
 1

Price: \$470,000

Method: Private Sale

Date: 04/03/2021

Property Type: Apartment



4/1161 Nepean Hwy HIGHETT 3190 (REI/VG)

Agent Comments

2
 1
 1

Price: \$450,000

Method: Private Sale

Date: 21/11/2020

Property Type: Apartment



502/6 Railway Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2
 1
 1

Price: \$446,000

Method: Private Sale

Date: 18/12/2020

Property Type: Apartment