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	2/1124 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	$830,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	Unit	Suburb	Highett
Period-from	01 Sep 2018	to	31 Aug 2019	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
2/4 Henry Street Highett VIC 3190	$981,000	18-Dec-18
1/13 Albert Street Highett VIC 3190	$882,500	16-Mar-19
1/22 Tennyson Street Highett VIC 3190	$960,139	26-Jan-19

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: 20 September 2019

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2/4 Henry Street Highett VIC 3190 Sold Price **$981,000** Sold Date **18-Dec-18**

3 2 2 Distance **0.29km**



1/13 Albert Street Highett VIC 3190 Sold Price **$882,500** Sold Date **16-Mar-19**

3 2 2 Distance **0.81km**



1/22 Tennyson Street Highett VIC 3190 Sold Price **$960,139** Sold Date **26-Jan-19**

3 2 2 Distance **0.74km**



58A Matthieson Street Highett VIC 3190 Sold Price **$873,770** Sold Date **05-Dec-18**

3 2 2 Distance **0.92km**



2/74 Beaumaris Parade Highett VIC 3190 Sold Price RS **$990,000** UN Sold Date **12-Apr-19**

3 2 2 Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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