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	28 Nicol Street, Highett Vic 3190

Indicative selling price

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

Range between $1,440,000 & $1,490,000

Median sale price

Median price $1,455,000 Property Type House Suburb Highett

Period - From 01/04/2023 to 31/03/2024 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	463 Highett Rd HIGHETT 3190	$1,550,000	03/04/2024
2	403 Highett Rd HIGHETT 3190	$1,435,000	06/04/2024
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: 30/04/2024 13:26

28 Nicol Street, Highett Vic 3190



3 1 2

Property Type: House
Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price
$1,440,000 - $1,490,000
Median House Price
Year ending March 2024: $1,455,000

Comparable Properties



463 Highett Rd HIGHETT 3190 (REI)

4 3 2

Price: $1,550,000
Method: Sold Before Auction
Date: 03/04/2024
Property Type: House (Res)

Agent Comments



403 Highett Rd HIGHETT 3190 (REI)

3 1 4

Price: $1,435,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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