

# 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

103/1161 Nepean Highway, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$400,000

### Median sale price

Median price

\$619,000

Property Type

Unit

Suburb

Highett

Period - From

19/12/2022

to

18/12/2023

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	145/75 Graham Rd HIGHETT 3190	\$435,000	28/07/2023
2	3/1161 Nepean Hwy HIGHETT 3190	\$412,000	07/12/2023
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:

19/12/2023 17:58



 2   
  1   
  1

**Rooms:** 4  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$400,000

**Median Unit Price**  
 19/12/2022 - 18/12/2023: \$619,000

Set on the sunny, coveted northern side of a boutique group, this two bedroom apartment offers wonderful lifestyle and investment value with an open aspect over sun-catching north-facing living and balcony, light-filled bedrooms including master with ensuite access ...and an in-demand location within walking distance of the transformed Highett Village and its myriad of restaurants, cafes, bars, shopping and transport.

## Comparable Properties



145/75 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments

 2   
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  1

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 28/07/2023  
**Property Type:** Apartment



3/1161 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

 2   
  1   
  1

**Price:** \$412,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** Apartment

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.

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