

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

4/1159 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$616,500 Property Type Unit Suburb Highett

Period - From 02/11/2022 to 01/11/2023 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	3/121 Rowans Rd MOORABBIN 3189	\$760,000	30/10/2023
2	1/17 Beaumaris Pde HIGHETT 3190	\$700,000	15/09/2023
3	5/65 Tibrockney St HIGHETT 3190	\$690,000	21/10/2023

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:

02/11/2023 19:16

4/1159 Nepean Highway, Highett Vic 3190



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

02/11/2022 - 01/11/2023: \$616,500

Comparable Properties



3/121 Rowans Rd MOORABBIN 3189 (REI)

Agent Comments

 2  1  2

Price: \$760,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit



1/17 Beaumaris Pde HIGHETT 3190 (REI)

Agent Comments

 2  1  2

Price: \$700,000

Method: Private Sale

Date: 15/09/2023

Property Type: Unit



5/65 Tibrockney St HIGHETT 3190 (REI)

Agent Comments

 2  1  2

Price: \$690,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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