

# 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

4b Nicol Street, Highett Vic 3190

### Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$754,250 Property Type Unit 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	40a Miller St HIGHETT 3190	\$1,695,000	11/12/2023
2	67b Raynes Park Rd HAMPTON 3188	\$1,635,000	01/01/2024
3	15b Biscop Rd MOORABBIN 3189	\$1,620,000	17/02/2024

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:

14/05/2024 11:31

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median Unit Price**

Year ending March 2024: \$754,250



**Property Type:**

Agent Comments

## Comparable Properties



**40a Miller St HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,695,000

**Method:** Sold Before Auction

**Date:** 11/12/2023

**Property Type:** Townhouse (Single)



**67b Raynes Park Rd HAMPTON 3188 (REI/VG)**

Agent Comments



**Price:** \$1,635,000

**Method:** Private Sale

**Date:** 01/01/2024

**Property Type:** Townhouse (Single)

**Land Size:** 386 sqm approx



**15b Biscop Rd MOORABBIN 3189 (REI)**

Agent Comments



**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Townhouse (Res)

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