

## 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

507/1146 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Highett

Period-from

01 May 2023

to

30 Apr 2024

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

302/7A REMINGTON DRIVE HIGHETT VIC 3190	\$420,000	29-Jan-24
105/30 MUNRO AVENUE CHELTENHAM VIC 3192	\$480,000	16-Mar-24
206/19 HALL STREET CHELTENHAM VIC 3192	\$428,500	27-Mar-24

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: 01 May 2024



**302/7A REMINGTON DRIVE  
HIGHETT VIC 3190**

 1  1  1

Sold Price **\$420,000** Sold Date **29-Jan-24**

Distance **0.07km**



**105/30 MUNRO AVENUE  
CHELTENHAM VIC 3192**

 1  1  1

Sold Price **\$480,000** Sold Date **16-Mar-24**

Distance **0.42km**



**206/19 HALL STREET  
CHELTENHAM VIC 3192**

 1  1  1

Sold Price **\$428,500** Sold Date **27-Mar-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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