

## 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

1064 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

\$1,350,000

&

\$1,420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,590,000

Property type

House

Suburb

Highett

Period-from

01 Jul 2021

to

30 Jun 2022

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

2 GRANDVIEW GROVE MOORABBIN VIC 3189	\$1,425,000	26-Feb-22
68 MIDDLETON STREET HIGHETT VIC 3190	\$1,410,000	26-Mar-22
30 ROWANS ROAD HIGHETT VIC 3190	\$1,390,000	05-Mar-22

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: 25 July 2022

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**2 GRANDVIEW GROVE  
MOORABBIN VIC 3189**

 3  1  2

Sold Price **\$1,425,000** Sold Date **26-Feb-22**

Distance **0.27km**



**68 MIDDLETON STREET HIGHETT  
VIC 3190**

 4  1  1

Sold Price **\$1,410,000** Sold Date **26-Mar-22**

Distance **0.61km**



**30 ROWANS ROAD HIGHETT VIC  
3190**

 3  1  3

Sold Price **\$1,390,000** Sold Date **05-Mar-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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