

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb and  
postcode

APARTMENTS LG03A-1206B/1233-1237 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 BED 1 BATH APARTMENTS (levels LG – 5)	N/A	Or range between	\$400,000	&	\$440,000
1 BED 1 BATH APARTMENTS (levels 6 – 12)	N/A	Or range between	\$445,000	&	\$485,000
2 BED 1 BATH APARTMENTS (58-71m <sup>2</sup> internally)	N/A	Or range between	\$580,000	&	\$620,000
2 BED 1 BATH APARTMENTS (67-71m <sup>2</sup> internally)	N/A	Or range between	\$645,000	&	\$680,000
2 BED 2 BATH APARTMENTS (67-79m <sup>2</sup> internally)	N/A	Or range between	\$590,000	&	\$645,000
2 BED 2 BATH APARTMENTS (67-80m <sup>2</sup> internally)	N/A	Or range between	\$650,000	&	\$715,000
2 BED 2 BATH APARTMENTS (76-84m <sup>2</sup> internally)	N/A	Or range between	\$720,000	&	\$790,000
2 BED 2 BATH APARTMENTS (82-83m <sup>2</sup> internally)	N/A	Or range between	\$800,000	&	\$880,000
3 BED 2 BATH APARTMENTS (99-103m <sup>2</sup> internally)	N/A	Or range between	\$920,000	&	\$980,000
3 BED 2 BATH APARTMENTS (105-111m <sup>2</sup> internally)	N/A	Or range between	\$955,000	&	\$1,000,000

3 BED 2 BATH APARTMENTS (111-137m internally)	N/A	Or range between	\$1,300,000	&	\$1,400,000
3 BED 2 BATH APARTMENTS (72-79m internally)	N/A	Or range between	\$1,500,000	&	\$1,600,000
APARTMENT LG01A – 3 BED 3 BATH (138m <sup>2</sup> internally)	\$1,100,000	Or range between	N/A	&	N/A

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$700,000	Suburb	HIGHETT VIC 3190		
Period - From	01/06/2020	To	01/06/2021	Source	www.realestate.com.au

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS (levels LG – 5)	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS (levels 6 – 12)	713/6 RAILWAY ROAD, CHELTENHAM VIC 3192	\$450,000	11/03/2021
	17/109 WEATHERALL ROAD, CHELTENHAM VIC 3192	\$450,000	01/05/2021
	4/28 LATROBE STREET, MENTONE VIC 3194	\$453,000	13/03/2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 BED 1 BATH APARTMENTS (58 – 71m <sup>2</sup> internally)	3/28 TULIP GROVE, CHELTENHAM VIC 3192	\$600,000	17/04/2021
	3/30 CHESTERVILLE ROAD, CHELTENHAM VIC 3192	\$600,000	22/02/2021
	4/36 WILSON STREET, CHELTENHAM VIC 3192	\$615,000	17/06/2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 BED 1 BATH APARTMENTS (67-71m <sup>2</sup> internally)	2/10 TURNER ROAD, HIGHETT VIC 3190	\$656,000	20/02/2021
	4/20 SANDFORD STREET, HIGHETT VIC 3190	\$645,000	15/07/2021
	9/1137 NEPEAN HIGHWAY, HIGHETT VIC 3190	\$695,000	10/07/2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS (67-79m <sup>2</sup> internally)	9/31 GARFIELD STREET, CHELTENHAM VIC 3192	\$595,000	07/05/2021
	2/276 HIGHETT ROAD, HIGHETT VIC 3190	\$640,000	25/06/2021
	111/2A MAJOR STREET, HIGHETT VIC 3190	\$620,000	12/05/2021

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 BED 2 BATH APARTMENTS (67-80m <sup>2</sup> internally)	103/5A REMINGTON DRIVE HIGHETT VIC 3190	\$695,000	23/01/2021
	303/7A REMINGTON DRIVE HIGHETT VIC 3190	\$712,500	12/04/2021
	203/9A REMINGTON DRIVE, HIGHETT VIC 3190	\$705,000	18/02/2021

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 BED 2 BATH APARTMENTS (76-84m <sup>2</sup> internally)	304/7A REMINGTON DRIVE, HIGHETT VIC 3190	\$730,000	11/04/2021
	503/9A REMINGTON DRIVE, HIGHETT VIC 3190	\$760,000	07/03/2021
	104/30 MUNRO AVENUE, CHELTENHAM VIC 3192	\$740,000	19/05/2021

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 BED 2 BATH APARTMENTS (82-83m <sup>2</sup> internally)	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 BED 2 BATH APARTMENTS (99-103m <sup>2</sup> internally)	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

<b>Unit type or class</b> E.g. One bedroom units	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 BED 2 BATH APARTMENTS (105-111 m <sup>2</sup> internally)	4/51 AVOCA STREET, HIGHETT VIC 3190	\$961,500	20/02/2021
	5/34 TENNYSON STREET, HIGHETT VIC 3190	\$1,150,000	27/04/2021
	304/19 HALL STREET, CHELTENHAM VIC 3190	\$956,000	01/05/2021

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

<p>3 BED 2 BATH APARTMENTS (111-137m<sup>2</sup> internally)</p>	<p><b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.</p>
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

<p>3 BED 2 BATH APARTMENTS (124-157 m<sup>2</sup> internally)</p>	<p><b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.</p>
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

<p>APARTMENT LG01A 3 BED 3 BATH (138m<sup>2</sup> internally)</p>	<p><b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.</p>
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This Statement of Information was prepared on:

19<sup>th</sup> of July 2021