

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

4/8 Thistle Grove, Highett Vic 3190

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$771,500

Property Type

Unit

Suburb

Highett

Period - From

01/07/2023

to

30/06/2024

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	9/8-10 Argus St CHELTENHAM 3192	\$649,250	29/06/2024
2	4/23 Rose St HIGHETT 3190	\$647,000	06/05/2024
3	3/14 Acheron Ct HAMPTON EAST 3188	\$630,000	05/04/2024

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:

16/07/2024 17:53



2 1 2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending June 2024: \$771,500

Comparable Properties



9/8-10 Argus St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$649,250
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit



4/23 Rose St HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$647,000
Method: Private Sale
Date: 06/05/2024
Property Type: Unit



3/14 Acheron Ct HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$630,000
Method: Private Sale
Date: 05/04/2024
Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216