

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

10/6 Thistle Grove, Highett Vic 3190

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Highett

Period - From 02/07/2023 to 01/07/2024 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	2/145 Park Rd CHELTENHAM 3192	\$690,000	23/03/2024
2	3/25 Wilson St HIGHETT 3190	\$667,500	27/04/2024
3	5/66 Graham Rd HIGHETT 3190	\$650,000	17/06/2024

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:

02/07/2024 11:43

10/6 Thistle Grove, Highett Vic 3190

Ami Russell
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 2  1  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
02/07/2023 - 01/07/2024: \$737,500

Comparable Properties



2/145 Park Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  1  1

Price: \$690,000
Method: Private Sale
Date: 23/03/2024
Property Type: Unit



3/25 Wilson St HIGHETT 3190 (REI/VG)

Agent Comments

 2  1  1

Price: \$667,500
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit



5/66 Graham Rd HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$650,000
Method: Private Sale
Date: 17/06/2024
Property Type: Townhouse (Res)

Account - Jellis Craig



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