

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

1A Thistle Grove Highett VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$945,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,500

Property type

Unit

Suburb

Highett

Period-from

01 Aug 2020

to

31 Jul 2021

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

3/28 Tibrockney Street Highett VIC 3190	\$1,050,000	26-May-21
29A George Street Highett VIC 3190	\$1,275,000	16-Apr-21
4/51 Avoca Street Highett VIC 3190	\$961,500	20-Feb-21

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: 02 August 2021



3/28 Tibrockney Street Highett VIC 3190

Sold Price

\$1,050,000

Sold Date

26-May-21

3

2

2

Distance

0.75km



29A George Street Highett VIC 3190

Sold Price

\$1,275,000

Sold Date

16-Apr-21

3

2

2

Distance

0.81km



4/51 Avoca Street Highett VIC 3190

Sold Price

\$961,500

Sold Date

20-Feb-21

3

2

2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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