## 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

52 Tennyson Street, Highett Vic 3190

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,426,000	Pro	operty Type	Hou	ISE		Suburb	Highett
Period - From	04/12/2023	to	03/12/2024		So	urce	Property	/ Data

#### 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.

Add	dress of comparable property	Price	Date of sale
1	33 Woodland Dr CHELTENHAM 3192	\$923,000	17/11/2024
2	2 Neish Ct CHELTENHAM 3192	\$970,000	23/09/2024
3	9 Maher St HIGHETT 3190	\$938,000	14/09/2024

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:

04/12/2024 17:00



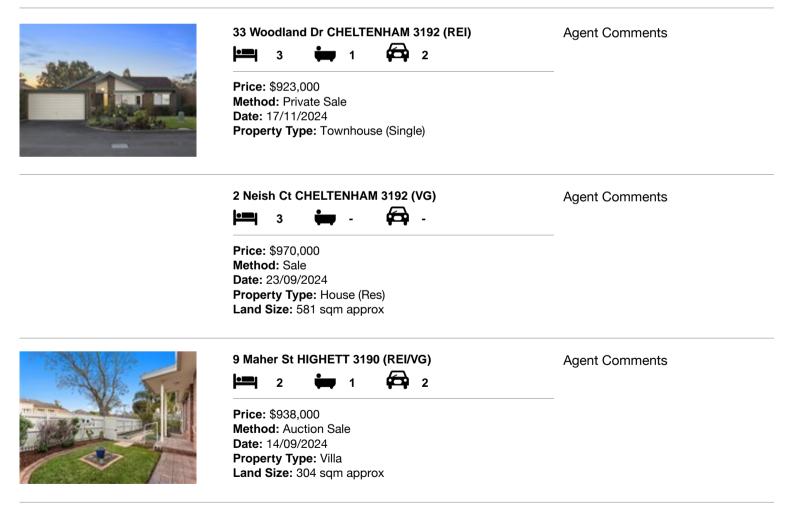






Property Type: Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price 04/12/2023 - 03/12/2024: \$1,426,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9586 0500



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