

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 consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,426,000 Property Type House Suburb Highett

Period - From 04/12/2023 to 03/12/2024 Source 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.

| | Address 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



33 Woodland Dr CHELTENHAM 3192 (REI)

Agent Comments



Price: \$923,000
Method: Private Sale
Date: 17/11/2024
Property Type: Townhouse (Single)

2 Neish Ct CHELTENHAM 3192 (VG)

Agent Comments



Price: \$970,000
Method: Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 581 sqm approx



9 Maher St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$938,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Villa
Land Size: 304 sqm approx

Account - Barry Plant | P: 03 9586 0500