

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

1/2A 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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

Highett

Period-from

01 Jul 2020

to

30 Jun 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

2/23 Dennis Street Highett VIC 3190	\$940,000	03-Jul-21
25/15-19 Graham Road Highett VIC 3190	\$877,000	22-May-21
3D Port Street Highett VIC 3190	\$890,000	-

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: 05 July 2021



2/23 Dennis Street Highett VIC 3190

Sold Price

^{RS}

\$940,000

Sold Date

03-Jul-21

 3

 2

 2

Distance

1.4km



25/15-19 Graham Road Highett VIC 3190

Sold Price

^{RS}

\$877,000

Sold Date

22-May-21

 3

 1

 1

Distance

0.4km



3D Port Street Highett VIC 3190

Sold Price

\$890,000

Sold Date

-

 -

 -

 -

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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