

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

1D Thistle Grove, Highett Vic 3190

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Highett

Period - From 01/10/2018 to 30/09/2019 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	8/138-140 Linacre Rd HAMPTON 3188	\$685,000	04/09/2019
2	1/125 Park Rd CHELTENHAM 3192	\$656,000	20/07/2019
3	1/67 Chesterville Rd HIGHETT 3190	\$655,000	23/08/2019

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:

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3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending September 2019: \$750,000

This is a 3 bedroom 2 bathroom Unit with 1 car garage

Comparable Properties



8/138-140 Linacre Rd HAMPTON 3188 (REI/VG) **Agent Comments**

2 1 1

Price: \$685,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: Villa



1/125 Park Rd CHELTENHAM 3192 (REI/VG) **Agent Comments**

2 1 2

Price: \$656,000

Method: Auction Sale

Date: 20/07/2019

Property Type: Unit



1/67 Chesterville Rd HIGHETT 3190 (REI) **Agent Comments**

2 1 2

Price: \$655,000

Method: Private Sale

Date: 23/08/2019

Property Type: Unit