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	1b Thistle Grove, Highett Vic 3190

Indicative selling price

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

Range between $830,000 & $870,000

Median sale price

Median price $960,000 Property Type Unit Suburb Highett

Period - From 01/01/2022 to 31/03/2022 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	2/18 Edsall St HIGHETT 3190	$911,000	27/11/2021
2	6/22 Worthing Rd HIGHETT 3190	$875,000	02/03/2022
3	95 Chesterville Rd HIGHETT 3190	$857,000	09/04/2022

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: 18/04/2022 16:43

1b Thistle Grove, Highett Vic 3190



2 2 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$830,000 - $870,000
Median Unit Price
March quarter 2022: $960,000

Comparable Properties



2/18 Edsall St HIGHETT 3190 (REI/VG)

2 1 1

Price: $911,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Townhouse (Res)

Agent Comments



6/22 Worthing Rd HIGHETT 3190 (REI/VG)

2 2 1

Price: $875,000
Method: Sold Before Auction
Date: 02/03/2022
Property Type: Townhouse (Res)

Agent Comments



95 Chesterville Rd HIGHETT 3190 (REI)

2 1 1

Price: $857,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Villa

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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