Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Thwaites Close, Highton, VIC 3216

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $870,000 Property Type House Suburb Highton

Period - From 06/07/2023 to 05/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 2 Lein Court Highton Vic 3216	$570,000	2023-10-11
2 11a Katelyn Court Waurn Ponds Vic 3216	$560,000	2023-12-19
3 2/22 Molesworth Drive Highton Vic 3216	$555,000	2024-03-16

This Statement of Information was prepared on: 06/01/2025