

## 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

15/2 THISTLE GROVE HIGHETT VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Highett

Period-from

01 Feb 2023

to

31 Jan 2024

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

304/75 GRAHAM ROAD HIGHETT VIC 3190	\$440,000	20-Dec-23
101/15 MAUDE STREET CHELTENHAM VIC 3192	\$450,000	25-Dec-23
102/93 CAVANAGH STREET CHELTENHAM VIC 3192	\$475,000	08-Feb-24

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: 23 February 2024



**304/75 GRAHAM ROAD HIGHETT  
 VIC 3190**

2 1 1

Sold Price <sup>RS</sup> **\$440,000** <sup>UN</sup> Sold Date **20-Dec-23**

Distance **0.19km**



**101/15 MAUDE STREET  
 CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$450,000** Sold Date **25-Dec-23**

Distance **1.84km**



**102/93 CAVANAGH STREET  
 CHELTENHAM VIC 3192**

2 1 1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **08-Feb-24**

Distance **2.23km**

RS = Recent sale      UN = Undisclosed Sale

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