

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

42 Daly Boulevard Highton VIC 3216

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Highton

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

| | | |
|---|-----------|-----------|
| 27 Daly Boulevard Highton VIC 3216 | \$730,000 | 03-Nov-21 |
| 13-15 Cedarville Close Highton VIC 3216 | \$670,000 | 10-Apr-21 |
| 68B Glastonbury Drive Highton VIC 3216 | \$690,000 | 15-Oct-21 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 December 2021



Vaccination certificate to be shown at all open for inspections & auctions to align with new Victorian Government requirements.
For buyers who are not fully vaccinated please call to arrange your own private viewing.



27 Daly Boulevard Highton VIC 3216

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **03-Nov-21**

4 2 2

Distance **0.19km**



13-15 Cedarville Close Highton VIC 3216

Sold Price **\$670,000** Sold Date **10-Apr-21**

3 2 2

Distance **0.82km**



68B Glastonbury Drive Highton VIC 3216

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **15-Oct-21**

3 2 2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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