hockingstuart

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 MORETON BAY DRIVE, HIGHTON, VIC 🕮 4 🕒 2







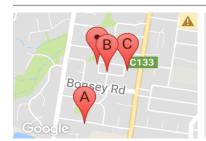
Indicative Selling Price

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

Single Price:

\$500,000 Provided by: Jake Carnell, Hocking Stuart Geelong

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$600,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



29 GWYTHER RD, HIGHTON, VIC 3216







Sale Price

\$550,000

Sale Date: 14/02/2017

Distance from Property: 434m





16 MORETON BAY DR, HIGHTON, VIC 3216









Sale Price

***\$550,000**

Sale Date: 29/06/2017

Distance from Property: 84m





47 MORETON BAY DR, HIGHTON, VIC 3216







Sale Price

*\$530,000

Sale Date: 24/06/2017

Distance from Property: 201m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 MORETON BAY DRIVE, HIGHTON, VIC 3216
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Indicative selling price

For the meaning of this	e meaning of this price see consumer.vic.gov.au/underquoting				
Single Price:	\$500,000				

Median sale price

Median price	\$600,000	House	X	Unit	Suburb	HIGHTON
Period	01 July 2016 to 30 June 2017			Source		ricefinder

Comparable property sales

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
29 GWYTHER RD, HIGHTON, VIC 3216	\$550,000	14/02/2017
16 MORETON BAY DR, HIGHTON, VIC 3216	*\$550,000	29/06/2017
47 MORETON BAY DR, HIGHTON, VIC 3216	*\$530,000	24/06/2017

