

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 MORETON BAY DRIVE, HIGHTON, VIC

4 2 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: pricerfinder

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 GWYTHYR RD, HIGHTON, VIC 3216

4 2 3

Sale Price

\$550,000

Sale Date: 14/02/2017

Distance from Property: 434m



16 MORETON BAY DR, HIGHTON, VIC 3216

3 1 2

Sale Price

***\$550,000**

Sale Date: 29/06/2017

Distance from Property: 84m



47 MORETON BAY DR, HIGHTON, VIC 3216

3 1 1

Sale Price

***\$530,000**

Sale Date: 24/06/2017

Distance from Property: 201m



This report has been compiled on 03/08/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricerfinder.com.au

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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

Indicative selling price

For the 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



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 GWYTHYR 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 |