

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

70 Clydesdale Way 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

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Highton

Period-from

01 Nov 2018

to

31 Oct 2019

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

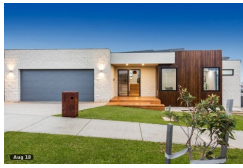
Date of sale

12 Woolbrae Place Highton VIC 3216	\$960,000	09-Aug-18
8 Kyeema Avenue Highton VIC 3216	\$1,048,000	29-Jun-18
1 Clearview Court Highton VIC 3216	\$1,100,000	01-Dec-18

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: 15 November 2019



12 Woolbrae Place Highton VIC 3216

Sold Price

\$960,000

Sold Date

09-Aug-18



4



2



2

Distance

0.64km



8 Kyeema Avenue Highton VIC 3216

Sold Price

\$1,048,000

Sold Date

29-Jun-18



4



3



2

Distance

0.83km



1 Clearview Court Highton VIC 3216

Sold Price

\$1,100,000

Sold Date

01-Dec-18



4



3



2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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