

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

4/158 PIGDONS ROAD 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Highton

Period-from

01 Jan 2024

to

31 Dec 2024

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

15/1-3 CUMULUS AVENUE HIGHTON VIC 3216	\$686,000	04-Apr-24
2/49 SUMMIT AVENUE BELMONT VIC 3216	\$785,000	09-Jan-24
3/8 BUNDOORA CRESCENT HIGHTON VIC 3216	\$810,000	09-May-24

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: 30 January 2025

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**15/1-3 CUMULUS AVENUE
 HIGHTON VIC 3216**

2 2 1

Sold Price **\$686,000** Sold Date **04-Apr-24**

Distance **0.4km**



**2/49 SUMMIT AVENUE BELMONT
 VIC 3216**

3 2 1

Sold Price **\$785,000** Sold Date **09-Jan-24**

Distance **2.12km**



**3/8 BUNDOORA CRESCENT
 HIGHTON VIC 3216**

2 2 2

Sold Price **\$810,000** Sold Date **09-May-24**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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