

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 or
locality and postcode

4 Landy Avenue, Highton Vic 3216

Indicative selling price

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

Range between \$685,000 & \$749,000

Median sale price

Median price \$890,000 Property Type House Suburb Highton

Period - From 01/04/2021 to 30/06/2021 Source REIV

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
1	2 Berry Ct HIGHTON 3216	\$755,000	31/07/2021
2	5 Glastonbury Dr HIGHTON 3216	\$710,000	24/06/2021
3	1 Amooore Av HIGHTON 3216	\$720,000	19/06/2021

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:

01/08/2021 22:08

4 Landy Avenue, Highton Vic 3216

Harcourts

Shane King

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Indicative Selling Price

\$685,000 - \$749,000

Median House Price

June quarter 2021: \$890,000



Rooms: 6

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



2 Berry Ct HIGHTON 3216 (REI)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)

Land Size: 693 sqm approx



5 Glastonbury Dr HIGHTON 3216 (REI)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 24/06/2021

Property Type: House

Land Size: 691 sqm approx



1 Amoores Av HIGHTON 3216 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 651 sqm approx

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