

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

3/8 BUNDOORA CRESCENT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Highton

Period-from

01 Feb 2023

to

31 Jan 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

107 NORTH VALLEY ROAD HIGHTON VIC 3216	\$802,000	05-Dec-23
3A CEDAR GROVE HIGHTON VIC 3216	\$830,000	15-Sep-23
2 BAUM CRESCENT HIGHTON VIC 3216	\$845,000	09-Dec-23

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 February 2024

Julia Warren
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**107 NORTH VALLEY ROAD
HIGHTON VIC 3216**

 4  2  2

Sold Price **\$802,000** Sold Date **05-Dec-23**

Distance **2.32km**



**3A CEDAR GROVE HIGHTON VIC
3216**

 4  2  2

Sold Price **\$830,000** Sold Date **15-Sep-23**

Distance **1.86km**



**2 BAUM CRESCENT HIGHTON VIC
3216**

 3  1  2

Sold Price ^{RS} **\$845,000** Sold Date **09-Dec-23**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Highton

Period-from

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Corelogic

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Address of comparable property

Price

Date of sale

36 MORENA STREET HIGHTON VIC 3216	\$935,000	04-Nov-23
8 NARRAWONG AVENUE HIGHTON VIC 3216	\$950,000	25-Jan-23
20/12 BALCOMBE ROAD NEWTOWN VIC 3220	\$1,072,000	02-Dec-23

OR

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36 MORENA STREET HIGHTON VIC 3216 Sold Price **\$935,000** Sold Date **04-Nov-23**

 4  2  2

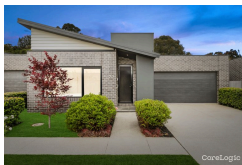
Distance **2.67km**



8 NARRAWONG AVENUE HIGHTON VIC 3216 Sold Price **\$950,000** Sold Date **25-Jan-23**

 4  2  2

Distance **2.46km**



20/12 BALCOMBE ROAD NEWTOWN VIC 3220 Sold Price ^{RS} **\$1,072,000** Sold Date **02-Dec-23**

 3  2  2

Distance **2.98km**

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Indicative selling price

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Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

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Period-from

01 Feb 2023

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Corelogic

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36 MORENA STREET HIGHTON VIC 3216 Sold Price **\$935,000** Sold Date **04-Nov-23**

 4  2  2

Distance **2.68km**



8 NARRAWONG AVENUE HIGHTON VIC 3216 Sold Price **\$950,000** Sold Date **25-Jan-23**

 4  2  2

Distance **2.47km**



20/12 BALCOMBE ROAD NEWTOWN VIC 3220 Sold Price ^{RS} **\$1,072,000** Sold Date **02-Dec-23**

 3  2  2

Distance **2.97km**

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