# 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

22 Cara 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	\$949,000	&	\$999,000				
Median sale price								

(\*Delete house or unit as applicable)

Median Price	\$685,000	Property type		House		Suburb	Highton
Period-from	01 Feb 2019	to	31 Jan 2	2020 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	
192 Mt Pleasant Road Highton VIC 3216	\$980,000	30-Nov-19	
14 Brassey Avenue Highton VIC 3216	\$940,000	30-Apr-19	
70 Clydesdale Way Highton VIC 3216	\$1,055,000	18-Nov-19	

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.

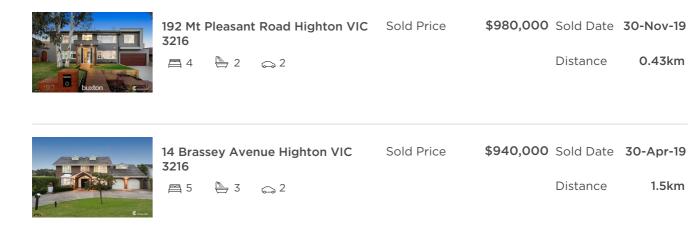
This Statement of Information was prepared on: 03 February 2020



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F	70 Clydesdale Way Highton VIC 3216 ☐ 3			Sold Price	\$1,055,000	Sold Date	18-Nov-19
	昌 3	2 🚔	Ç⇒ 2			Distance	1.96km

RS = Recent sale UN = Undisclosed Sale

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