

STATEMENT OF INFORMATION

12 NUNAN COURT, HIGHTON, VIC 3216

PREPARED BY YAN LIN, HAYESWINCKLE, PHONE: 0433 841 513

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 NUNAN COURT, HIGHTON, VIC 3216

5 3 2

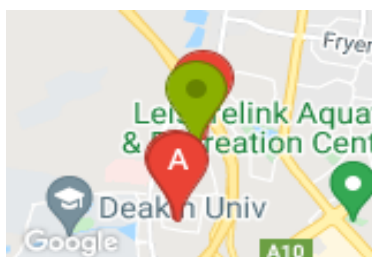
Indicative Selling Price

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

Price Range: \$829,000 to \$899,000

Provided by: Yan Lin, Hayeswinckle

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$901,000

01 April 2021 to 31 March 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



12 THWAITES CL, HIGHTON, VIC 3216

4 2 2

Sale Price

***\$861,000**

Sale Date: 12/01/2022

Distance from Property: 517m



10 THWAITES CL, HIGHTON, VIC 3216

4 2 2

Sale Price

\$850,000

Sale Date: 24/11/2021

Distance from Property: 519m



77 FOGARTY AVE, HIGHTON, VIC 3216

4 2 3

Sale Price

\$900,000

Sale Date: 06/02/2022

Distance from Property: 94m



This report has been compiled on 01/05/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

12 NUNAN COURT, HIGHTON, VIC 3216

Indicative selling price

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

Price Range:

\$829,000 to \$899,000

Median sale price

Median price

\$901,000

Property type

House

Suburb

HIGHTON

Period

01 April 2021 to 31 March 2022

Source



Comparable property sales

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 THWAITES CL, HIGHTON, VIC 3216	*\$861,000	12/01/2022
10 THWAITES CL, HIGHTON, VIC 3216	\$850,000	24/11/2021
77 FOGARTY AVE, HIGHTON, VIC 3216	\$900,000	06/02/2022

This Statement of Information was prepared on:

01/05/2022