

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MORLEY CRESCENT, HIGHTON, VIC

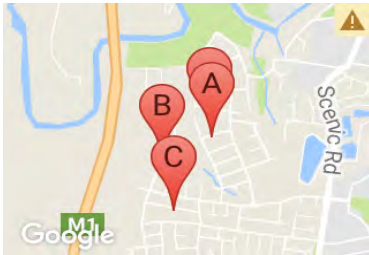
4 2 2

Indicative Selling Price

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

Price Range: \$799,000 - \$839,000

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$700,000

01 January 2018 to 31 March 2018

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.



17 ROUEN ST, HIGHTON, VIC 3216

4 3 2

Sale Price

\$885,000

Sale Date: 04/11/2017

Distance from Property: 102m



122 GRANTHAM DR, HIGHTON, VIC 3216

4 3 2

Sale Price

****\$905,000**

Sale Date: 13/11/2017

Distance from Property: 404m



17 SWANBOURNE AVE, HIGHTON, VIC 3216

3 2 2

Sale Price

\$810,000

Sale Date: 11/12/2017

Distance from Property: 671m



This report has been compiled on 09/05/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 MORLEY CRESCENT, HIGHTON, VIC 3216

Indicative selling price

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

Price Range:

\$799,000 - \$839,000

Median sale price

Median price

\$700,000

House

X

Unit

Suburb

HIGHTON

Period

01 January 2018 to 31 March 2018

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
17 ROUEN ST, HIGHTON, VIC 3216	\$885,000	04/11/2017
122 GRANTHAM DR, HIGHTON, VIC 3216	**\$905,000	13/11/2017
17 SWANBOURNE AVE, HIGHTON, VIC 3216	\$810,000	11/12/2017