



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**327-329 Roslyn Road,
HIGHTON 3216**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range from \$ 1,150,000 - \$ 1,250,000

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Median sale price

Median **House** for **Highton** for period **Apr 2016 - Apr 2017**

Sourced from **Pricefinder**.

\$ 572,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

114 South Valley Road, Price **\$ 1,200,000** Sold 25 March 2017
Highton 3216

9 Watersedge Terrace, Price **\$ 1,200,000** Sold 27 November 2016
Highton 3216

4 North Valley Road, Price **\$ 1,240,000** Sold 22 November 2016
Highton 3216

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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**Team 3216 Pty Ltd t/as
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