

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/45 Barrabool Road, Highton Vic 3216

Indicative selling price

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

Range between \$280,000 & \$305,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Highton

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/3 Hagan Ct BELMONT 3216	\$317,000	21/09/2020
2	6/27-29 Montague St HIGHTON 3216	\$310,000	21/10/2020
3	3/7 North Valley Rd HIGHTON 3216	\$300,000	02/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/02/2021 11:05

1/45 Barrabool Road, Highton Vic 3216

GEELONG
RESIDENTIAL

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Indicative Selling Price

\$280,000 - \$305,000

Median Unit Price

Year ending December 2020: \$520,000



3 1 1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



6/3 Hagan Ct BELMONT 3216 (VG)

Agent Comments

2 - -

Price: \$317,000

Method: Sale

Date: 21/09/2020

Property Type: Flat/Unit/Apartment (Res)



6/27-29 Montague St HIGHTON 3216 (VG)

Agent Comments

1 - -

Price: \$310,000

Method: Sale

Date: 21/10/2020

Property Type: Flat/Unit/Apartment (Res)



3/7 North Valley Rd HIGHTON 3216 (VG)

Agent Comments

1 - -

Price: \$300,000

Method: Sale

Date: 02/10/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Geelong Commercial Real Estate | P: 03 5221 6488