

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



107 FOGARTY AVENUE, HIGHTON, VIC

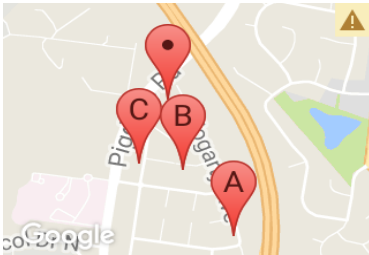
4 2 2

Indicative Selling Price

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

Single Price: \$699,000

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$600,000

01 October 2016 to 30 September 2017

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.



34 FOGARTY AVE, HIGHTON, VIC 3216

4 2 2

Sale Price

***\$712,000**

Sale Date: 04/11/2017

Distance from Property: 531m



6 NUNAN CRT, HIGHTON, VIC 3216

4 3 2

Sale Price

\$710,000

Sale Date: 15/09/2017

Distance from Property: 256m



135 FOGARTY AVE, HIGHTON, VIC 3216

4 2 2

Sale Price

***\$685,000**

Sale Date: 29/07/2017

Distance from Property: 246m



This report has been compiled on 24/11/2017 by Hockingstuart Geelong & Bellarine. Property Data Solutions Pty Ltd 2017 - 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

107 FOGARTY AVENUE, HIGHTON, VIC 3216

Indicative selling price

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

Single Price:

\$699,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

HIGHTON

Period

01 October 2016 to 30 September 2017

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
34 FOGARTY AVE, HIGHTON, VIC 3216	*\$712,000	04/11/2017
6 NUNAN CRT, HIGHTON, VIC 3216	\$710,000	15/09/2017
135 FOGARTY AVE, HIGHTON, VIC 3216	*\$685,000	29/07/2017