

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 KNOLLBROOK CLOSE HIGHTON VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,500

Property type

House

Suburb

Highton

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

A* 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

15 LANSELL DRIVE HIGHTON VIC 3216	\$890,000	02-Feb-22
1 DOUGAL COURT HIGHTON VIC 3216	\$825,000	22-May-21
4 CROMWELL PLACE HIGHTON VIC 3216	\$881,000	19-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 March 2022



15 LANSELL DRIVE HIGHTON VIC 3216

 5  3  2

Sold Price ^{RS} **\$890,000** ^{UN} Sold Date **02-Feb-22**

Distance **0.14km**



1 DOUGAL COURT HIGHTON VIC 3216

 3  2  2

Sold Price **\$825,000** Sold Date **22-May-21**

Distance **0.35km**



4 CROMWELL PLACE HIGHTON VIC 3216

 4  2  2

Sold Price ^{RS} **\$881,000** Sold Date **19-Feb-22**

Distance **0.23km**



20 ST ELMO CRESCENT HIGHTON VIC 3216

 4  3  3

Sold Price **\$860,000** Sold Date **21-Jun-21**

Distance **-**



108 THORNHILL ROAD HIGHTON VIC 3216

 3  2  2

Sold Price **\$780,000** Sold Date **20-Mar-21**

Distance **0.38km**



8 HUNTLY CLOSE HIGHTON VIC 3216

 3  2  1

Sold Price **\$815,000** Sold Date **20-Oct-21**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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**112 THORNHILL ROAD HIGHTON
VIC 3216**

 3  1  1

Sold Price

\$740,000

Sold Date

11-Dec-21

Distance

0.4km



**3 SHOUBRA DRIVE HIGHTON VIC
3216**

 4  2  2

Sold Price

\$980,000

Sold Date

08-May-21

Distance

-



**29 THORNHILL ROAD HIGHTON
VIC 3216**

 5  3  2

Sold Price

\$885,000

Sold Date

09-Oct-21

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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