

## 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 or  
locality and postcode

2/130 South Valley Road Highton 3216

### Indicative selling price

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

Single price

\$\*\*\*\*\*

or range between

\$420,000

&

\$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$406,500

\*House

\*Unit

X

Suburb  
or locality

Highton

Period - From

April 2018

to

April 2019

Source

Realestate.com.au

### Comparable property sales

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
1 1/187 Mt Pleasant Road Highton	\$445,000	Apr 18
2 1/172 Thornhill Road Highton	\$445,000	May 18
3 7/12 Cedar Grove Highton	\$420,000	Oct 18