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

17 Dryden Way 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	\$1,250,000	&	\$1,350,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$327,000	Prope	operty type Land		Suburb	Highton	
Period-from	01 Feb 2020	to	31 Jan 2021 Source		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
5 Oakhill Avenue Highton VIC 3216	\$1,350,000	23-Dec-20
106 Grantham Drive Highton VIC 3216	\$1,370,000	06-Nov-20
116 Grantham Drive Highton VIC 3216	\$1,375,000	02-Sep-20

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: 09 February 2021

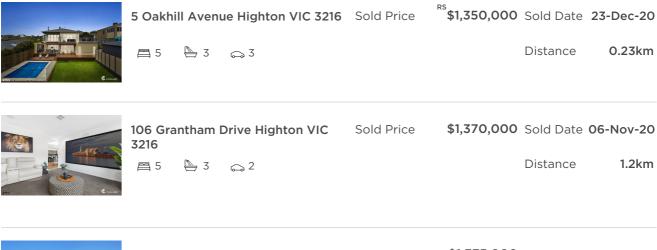


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116 Grantham Drive Highton VIC 3216		Sold Price	\$1,375,000	Sold Date	02-Sep-20	
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RS = Recent sale UN = Undisclosed Sale

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