# STATEMENT OF INFORMATION

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Cold Data 17 Jan 10

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## **HOUSE Offered for Sale**

8 Mulquiney Crescent Highton VIC 3216

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#### **Indicative Selling Price**

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

Range between \$780,000 & \$820,000

### **Median Sale Price**

\$626,000 Houses in Highton between Apr 2017 - Mar 2018 Source: CoreLogic

Malaguarth Drive Highton V/IC

## **Comparable Property Sales**

These are the 3 properties sold within 5 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.



| Course | 6 Molesworth Drive Highton VIC<br>3216<br>$\blacksquare 5 \bigoplus 2 \bigoplus 2$ | Sola Price | \$792,000 | Distance              | 0.5km               |
|--------|------------------------------------------------------------------------------------|------------|-----------|-----------------------|---------------------|
|        | 5 Sheoak Court Highton VIC 3216                                                    | Sold Price | \$760,000 | Sold Date<br>Distance | 11-Feb-17<br>0.74km |
|        | 48 Clydesdale Way Highton VIC                                                      | Sold Price | \$840,000 | Sold Date             | 15-Feb-17           |

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| H | 48 Clydesdale Way Highton VIC 3216 |     | Sold Price | \$840,000 | Sold Date | 15-Feb-17 |        |
|---|------------------------------------|-----|------------|-----------|-----------|-----------|--------|
|   | ■ 5                                | 2 🚔 | <u>م</u> 2 |           |           | Distance  | 2.65km |

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