# 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

6/3 South Valley Road 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	\$490,000	&	\$520,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$499,000	Property type			Unit	Suburb	Highton
Period-from	01 Sep 2020	to	31 Aug 2	021	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	
6/6 Nelson Avenue Highton VIC 3216	\$480,000	15-Jul-21	
2/12 Patern Street Highton VIC 3216	\$510,000	02-Jul-21	
1 Duggan Court Highton VIC 3216	\$521,000	05-Jun-21	

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.

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	6/6 Nelson Ave 3216	nue Highton VIC	Sold Price	\$480,000	Sold Date Distance	15-Jul-21 0.15km
<b>Inc. clonalcl.cc.</b> Due to COVE-H conditions and powermate detrains globast and the other than the other the other the other t	2/12 Patern Stre	eet Highton VIC 3216	Sold Price	\$510,000	Sold Date	02-Jul-21
<sup>4</sup> Sprane hours the displant sharps are pulsable in the interactional state of the state of	📇 2 🕒 1	⇔1			Distance	0.28km
Health and Wellbeing at Property Inspections & Auctions						
Index in the interface of the interface	1 Duggan Court	Highton VIC 3216	Sold Price	\$521,000	Sold Date	05-Jun-21
Readows of Marsa Mellourine may NDT aband opens and Impections in Regional Michael. "Spenson-park kign with electronic record keeping in pace, littlent under 3 year of ago are not included in the total. Excludes concert, residence and the minimum number of people regions is conduct the impection.	📇 2 🕒 1	⇔1			Distance	0.34km

#### RS = Recent sale UN = Undisclosed Sale

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