

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 NORTHBRIDGE 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Land

Suburb

Highton

Period-from

01 Jul 2022

to

30 Jun 2023

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

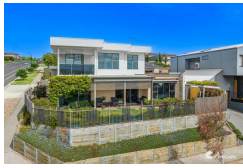
Date of sale

1 ANNMAREE ROAD HIGHTON VIC 3216	\$885,000	26-May-23
293 SCENIC ROAD HIGHTON VIC 3216	\$900,000	22-Nov-22
13 LANSBURY CRESCENT HIGHTON VIC 3216	\$945,000	22-Feb-23

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: 26 July 2023



1 ANNEMAREE ROAD HIGHTON VIC 3216

Sold Price

^{RS}

\$885,000

Sold Date

26-May-23

3

2

2

Distance

0.11km



293 SCENIC ROAD HIGHTON VIC 3216

Sold Price

\$900,000

Sold Date

22-Nov-22

3

2

2

Distance

1.4km



13 LANSBURY CRESCENT HIGHTON VIC 3216

Sold Price

\$945,000

Sold Date

22-Feb-23

3

2

2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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