

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 Giverny Close 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

\$1,135,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Highton

Period-from

01 Jan 2020

to

31 Dec 2020

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

33 Victory Way Highton VIC 3216	\$1,187,500	13-Oct-20
2 Rivington Court Highton VIC 3216	\$1,280,000	11-May-20
13-15 Culzean Crescent Highton VIC 3216	\$1,357,000	28-Nov-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: 20 January 2021



33 Victory Way Highton VIC 3216

Sold Price

RS

\$1,187,500

Sold Date

13-Oct-20

3

2

2

Distance

0.34km



2 Rivington Court Highton VIC 3216

Sold Price

\$1,280,000

Sold Date

11-May-20

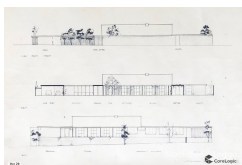
5

3

3

Distance

0.46km



13-15 Culzean Crescent Highton VIC 3216

Sold Price

RS

\$1,357,000

UN

Sold Date

28-Nov-20

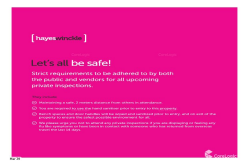
5

2

2

Distance

0.58km



3 Meadow Court Highton VIC 3216

Sold Price

\$1,225,000

Sold Date

26-Mar-20

4

2

2

Distance

0.67km



23 Linton Lane Highton VIC 3216

Sold Price

\$1,010,000

Sold Date

21-Nov-20

4

3

2

Distance

0.85km



38 Valencay Avenue Highton VIC 3216

Sold Price

\$1,310,000

Sold Date

10-Jul-20

4

3

3

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



21 Swanbourne Avenue Highton VIC 3216

Sold Price **\$1,095,000** Sold Date **13-Nov-20**

4 3 2

Distance **0.97km**



116 Grantham Drive Highton VIC 3216

Sold Price **\$1,375,000** Sold Date **02-Sep-20**

4 3 3

Distance **1.07km**

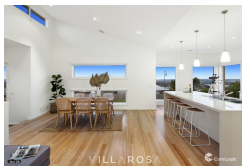


43 Montrose Place Highton VIC 3216

Sold Price ^{RS} **\$1,345,000** ^{UN} Sold Date **24-Nov-20**

4 3 2

Distance **1.07km**



17 Grantham Drive Highton VIC 3216

Sold Price **\$1,000,000** Sold Date **03-Nov-20**

4 2 2

Distance **1.2km**



26 Remony Avenue Highton VIC 3216

Sold Price ^{RS} **\$1,175,000** Sold Date **25-Nov-20**

4 2 4

Distance **1.39km**



11 Watersedge Terrace Highton VIC 3216

Sold Price **\$1,300,000** Sold Date **24-Jun-20**

4 4 2

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



1 Windmill Street Newtown VIC 3220

 4  2  2

Sold Price

\$1,250,000

Sold Date

06-Jul-20

Distance

1.87km



5 Hargrave Crescent Wandana Heights VIC 3216

 4  2  4

Sold Price

\$1,150,000

Sold Date

13-Nov-20

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.