

# STATEMENT OF INFORMATION

69 LEIGH ROAD, HIGHTON, VIC 3216

PREPARED BY MERGIM IBRAHIMI, MCGRATH GEELONG | NEWTOWN



**McGrath**

Statement of Information

Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale


|   |                                  |
|---|----------------------------------|
| Address<br>Including suburb and<br>postcode | 69 LEIGH ROAD, HIGHTON, VIC 3216 |
|---|----------------------------------|

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|              |                            |
|--------------|----------------------------|
| Price Range: | \$1,025,000 to \$1,100,000 |
|--------------|----------------------------|

Median sale price

|              |                              |               |   |        |         |
|--------------|------------------------------|---------------|---|--------|---------|
| Median price | \$903,500                    | Property type | House   | Suburb | HIGHTON |
| Period       | 01 July 2023 to 30 June 2024 | Source        |  |        |         |

Comparable property sales

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: | 14/08/2024 |
|--|------------|