

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

213 MOUNT PLEASANT 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,150

Property type

House

Suburb

Highton

Period-from

01 Jul 2020

to

30 Jun 2021

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 MONTELLIER DRIVE HIGHTON VIC 3216	\$665,000	29-Jan-21
37A NORTH VALLEY ROAD HIGHTON VIC 3216	\$670,000	24-Mar-21
294 MOUNT PLEASANT ROAD HIGHTON VIC 3216	\$613,000	02-Mar-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.

This Statement of Information was prepared on: 01 July 2021



6 MONTPELLIER DRIVE HIGHTON VIC 3216

4 2 2

Sold Price

\$665,000

Sold Date

29-Jan-21

Distance

0.6km



37A NORTH VALLEY ROAD HIGHTON VIC 3216

3 1 1

Sold Price

\$670,000

Sold Date

24-Mar-21

Distance

0.2km



294 MOUNT PLEASANT ROAD HIGHTON VIC 3216

3 2 2

Sold Price

\$613,000

Sold Date

02-Mar-21

Distance

0.9km



33 SOUTH VALLEY ROAD HIGHTON VIC 3216

3 1 2

Sold Price

^{RS} **\$700,000**

Sold Date

26-Jun-21

Distance

0.9km



39 NORTH VALLEY ROAD HIGHTON VIC 3216

3 1 1

Sold Price

^{RS} **\$675,100**

Sold Date

28-Apr-21

Distance

0.2km



124 BARRABOOL ROAD HIGHTON VIC 3216

3 2 1

Sold Price

^{RS} **\$690,000**

Sold Date

08-May-21

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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