

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

144 BARRABOOL 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

\$689,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,000

Property type

House

Suburb

Highton

Period-from

01 Sep 2021

to

31 Aug 2022

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

| | | |
|-----------------------------------|-----------|-----------|
| 3 MARCUS STREET HIGHTON VIC 3216 | \$685,000 | 30-Oct-21 |
| 18 MURRAY STREET HIGHTON VIC 3216 | \$635,500 | 11-Sep-21 |
| 22 SCENIC ROAD HIGHTON VIC 3216 | \$784,000 | 11-Jul-22 |

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: 27 September 2022



Vaccination certificate to be shown at all open for inspections & auctions to align with new Victorian Government requirements.
For buyers who are not fully vaccinated, please call to arrange your own private viewing.



3 MARCUS STREET HIGHTON VIC 3216

Sold Price

\$685,000

Sold Date

30-Oct-21



4



1



1

Distance

0.05km



18 MURRAY STREET HIGHTON VIC 3216

Sold Price

\$635,500

Sold Date

11-Sep-21



2



1



1

Distance

0.16km



22 SCENIC ROAD HIGHTON VIC 3216

Sold Price

\$784,000

Sold Date

11-Jul-22



3



1



1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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