

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 19 CEDARVILLE DRIVE, HIGHTON

### Indicative selling price

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

Between \$585,000 & \$610,000

### Median sale price

Median price \$679,500 \*House ☒ \*Unit ☐ Suburb or locality Highton  
Period - From June 2018 to July 2019 Source [Realestate.com.au](http://Realestate.com.au)

### Comparable property sales

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
46 GLASTONBURY DRIVE , HIGHTON 3216	\$593,500	16/5/2018
8 MOLESWORTH DRIVE, HIGHTON	\$610,000	21/1/2019
8 FRAYNE COURT , HIGHTON 3216	\$615,000	14/6/2018