

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

Lot 1
9 Bruthen 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Highton

Period-from

01 Aug 2019

to

31 Jul 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

7/12 Balcombe Road Newtown VIC 3220	\$722,500	04-Dec-19
1/101 Mount Pleasant Road Belmont VIC 3216	\$785,000	19-Mar-19
2/101 Mount Pleasant Road Belmont VIC 3216	\$765,000	21-Nov-19

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: 03 August 2020



7/12 Balcombe Road Newtown VIC 3220

Sold Price

\$722,500

Sold Date

04-Dec-19



3



2



2

Distance

1.15km



1/101 Mount Pleasant Road Belmont VIC 3216

Sold Price

\$785,000

Sold Date

19-Mar-19



3



2



2

Distance

1.29km



2/101 Mount Pleasant Road Belmont VIC 3216

Sold Price

\$765,000

Sold Date

21-Nov-19



3



2



2

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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