

STATEMENT OF INFORMATION

77 AUGUSTINE DRIVE, HIGHTON, VIC 3216

PREPARED BY JOSH CARTER, BARRY PLANT HIGHTON, PHONE: 0411 462 936

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

HELP TO PREVENT THE SPREAD OF COVID-19			
Property Inspection	Auction	Safety Measures	Appointments
<ul style="list-style-type: none"> Property Inspections are not recommended at this time. Inspections should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. Inspections should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. Inspections should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. 	<ul style="list-style-type: none"> Auctions are not recommended at this time. Auctions should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. Auctions should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. Auctions should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. 	<ul style="list-style-type: none"> Safety Measures should be implemented to ensure the safety of all participants. Safety Measures should be implemented to ensure the safety of all participants. Safety Measures should be implemented to ensure the safety of all participants. Safety Measures should be implemented to ensure the safety of all participants. 	<ul style="list-style-type: none"> Appointments should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. Appointments should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. Appointments should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others. Appointments should be conducted in a safe manner, ensuring that all participants are wearing a face mask and maintaining a safe distance from others.

77 AUGUSTINE DRIVE, HIGHTON, VIC 3216  4  2  2

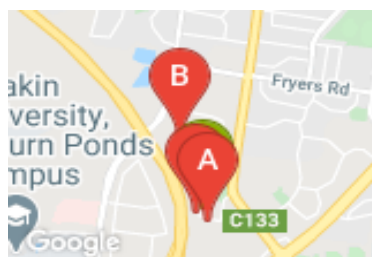
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$749,000 to \$789,000

Provided by: Cameron Foster, Barry Plant South Barwon

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$773,500

01 October 2020 to 31 March 2021

Provided by: 

COMPARABLE PROPERTIES

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.



80 AUGUSTINE DR, HIGHTON, VIC 3216  4  2  3

Sale Price

\$725,000

Sale Date: 05/11/2020

Distance from Property: 100m



72 MULQUINEY CRES, HIGHTON, VIC 3216  4  2  4

Sale Price

\$775,000

Sale Date: 29/07/2020

Distance from Property: 521m



70 AUGUSTINE DR, HIGHTON, VIC 3216  4  2  2

Sale Price

\$722,500

Sale Date: 07/07/2020

Distance from Property: 55m



This report has been compiled on 08/04/2021 by Barry Plant South Barwon. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

77 AUGUSTINE DRIVE, HIGHTON, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$749,000 to \$789,000

Median sale price

Median price

\$773,500

Property type

House

Suburb

HIGHTON

Period

01 October 2020 to 31 March 2021

Source



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

80 AUGUSTINE DR, HIGHTON, VIC 3216	\$725,000	05/11/2020
72 MULQUINEY CRES, HIGHTON, VIC 3216	\$775,000	29/07/2020
70 AUGUSTINE DR, HIGHTON, VIC 3216	\$722,500	07/07/2020

This Statement of Information was prepared on:

08/04/2021