



STATEMENT OF INFORMATION

3/18 PINECREST DRIVE, HIGHTON, VIC 3216

PREPARED BY JESSICA TEMPLETON, RONCON REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/18 PINECREST DRIVE, HIGHTON, VIC

 2  1  1

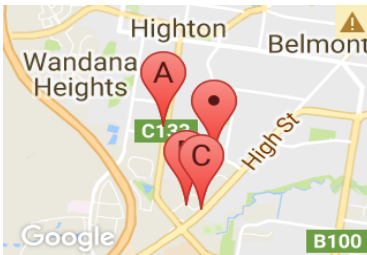
Indicative Selling Price

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

Price Range: \$320,000 to \$350,000

Provided by: Jessica Templeton, Roncon Real Estate

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (Unit)

\$336,000

01 April 2017 to 30 September 2017

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.



2/128 SOUTH VALLEY RD, HIGHTON, VIC 3216

 2  1  3

Sale Price

***\$399,000**

Sale Date: 09/11/2017

Distance from Property: 779m



41 GRANBY CRES, HIGHTON, VIC 3216

 2  1  1

Sale Price

***\$370,050**

Sale Date: 27/10/2017

Distance from Property: 796m



2/17 GRANBY CRES, HIGHTON, VIC 3216

 2  1  1

Sale Price

\$370,000

Sale Date: 25/08/2017

Distance from Property: 794m



This report has been compiled on 23/11/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

3/18 PINECREST DRIVE, HIGHTON, VIC 3216

Indicative selling price

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

Price Range:

\$320,000 to \$350,000

Median sale price

Median price

\$336,000

House

Unit

X

Suburb

HIGHTON

Period

01 April 2017 to 30 September 2017

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
2/128 SOUTH VALLEY RD, HIGHTON, VIC 3216	*\$399,000	09/11/2017
41 GRANBY CRES, HIGHTON, VIC 3216	*\$370,050	27/10/2017
2/17 GRANBY CRES, HIGHTON, VIC 3216	\$370,000	25/08/2017