

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/227 Mount Pleasant Road, Highton Vic 3216

### Indicative selling price

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

Range between \$280,000 & \$300,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb Highton

Period - From 01/01/2020 to 31/12/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|----------------------------------|-----------|--------------|
| 1 | 44 North Valley Rd HIGHTON 3216  | \$320,000 | 03/12/2020   |
| 2 | 6/27-29 Montague St HIGHTON 3216 | \$310,000 | 21/10/2020   |
| 3 |                                  |           |              |

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/04/2021 15:27

Patrick Richards

03 5221 6488

0402 485 121

patrick@geelongresidential.com.au

**Indicative Selling Price**

\$280,000 - \$300,000

**Median Unit Price**

Year ending December 2020: \$520,000



**Property Type:**

Agent Comments

## Comparable Properties

**44 North Valley Rd HIGHTON 3216 (VG)**

Agent Comments



**Price:** \$320,000

**Method:** Sale

**Date:** 03/12/2020

**Property Type:** House (Res)

**Land Size:** 267 sqm approx



**6/27-29 Montague St HIGHTON 3216 (VG)**

Agent Comments



**Price:** \$310,000

**Method:** Sale

**Date:** 21/10/2020

**Property Type:** Flat/Unit/Apartment (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.