#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

Address	2/227 Mount Pleasant Road, Highton Vic 3216
Including suburb and	

# postcode

#### Indicative selling price

Property offered for sale

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

Range between \$280,000	&	\$300,000
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#### Median sale price

Median price	\$520,000	Pro	perty Type	Unit		Suburb	Highton
Period - From	01/01/2020	to	31/12/2020	s	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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

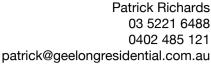
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



Date of sale





**Indicative Selling Price** \$280,000 - \$300,000 **Median Unit Price** Year ending December 2020: \$520,000





### Comparable Properties

44 North Valley Rd HIGHTON 3216 (VG)

**└──** 2

Price: \$320,000 Method: Sale Date: 03/12/2020

Property Type: House (Res) Land Size: 267 sqm approx

Agent Comments



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

Price: \$310,000 Method: Sale Date: 21/10/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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.

Account - Geelong Commercial Real Estate | P: 03 5221 6488



