



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 36 Cuthbert Avenue, HIGHTON 3216

### Indicative selling price

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

**Range \$525,000 - \$555,000**

### Median sale price

Median **House** for **HIGHTON** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$677,500**

### Comparable property sales

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 the most comparable to the property for sale.

<b>9 Roycroft Avenue,</b> Highton 3216	<b>Price \$550,000</b> Sold 01 May 2019
<b>15 Cuthbert Avenue,</b> Highton 3216	<b>Price \$535,000</b> Sold 14 November 2018
<b>27 Cuthbert Avenue,</b> Highton 3216	<b>Price \$550,000</b> Sold 27 September 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Team 3220 Pty Ltd t/as Hayeswinckle Agent

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### Contact agents



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