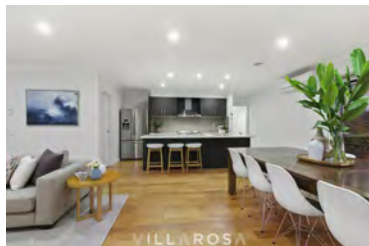


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2-4 VILAINE STREET, HIGHTON, VIC 3216

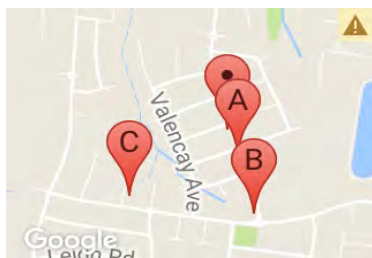
4 2 2

Indicative Selling Price

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

Price Range: \$775,000 - \$795,000

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$655,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

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.



14 CAUDRY ST, HIGHTON, VIC 3216

3 2 2

Sale Price

***\$800,000**

Sale Date: 01/03/2018

Distance from Property: 94m



1 STONELEIGH CRES, HIGHTON, VIC 3216

4 2 4

Sale Price

\$845,000

Sale Date: 06/10/2017

Distance from Property: 314m



4 MOSMAN WAY, HIGHTON, VIC 3216

4 2 2

Sale Price

\$790,000

Sale Date: 29/01/2018

Distance from Property: 398m



This report has been compiled on 07/03/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - 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

2-4 VILAINE STREET, HIGHTON, VIC 3216

Indicative selling price

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

Price Range:

\$775,000 - \$795,000

Median sale price

Median price

\$655,000

House

X

Unit


Suburb

HIGHTON

Period

01 October 2017 to 31 December 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
14 CAUDRY ST, HIGHTON, VIC 3216	*\$800,000	01/03/2018
1 STONELEIGH CRES, HIGHTON, VIC 3216	\$845,000	06/10/2017
4 MOSMAN WAY, HIGHTON, VIC 3216	\$790,000	29/01/2018