

STATEMENT OF INFORMATION

15 CEDMAR AVENUE, HIGHTON, VIC 3216

PREPARED BY JOSH RICKETTS, BARRY PLANT REAL ESTATE BELMONT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 CEDMAR AVENUE, HIGHTON, VIC

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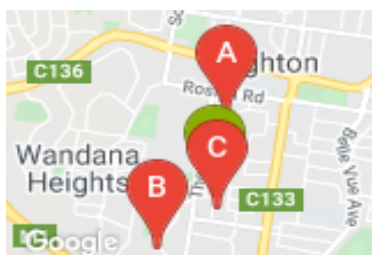
Indicative Selling Price

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

Price Range: \$870,000 to \$900,000

Provided by: Josh Ricketts, Barry Plant Real Estate Belmont

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$892,500

01 January 2021 to 31 December 2021

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.



5 DOUGAL CRT, HIGHTON, VIC 3216

 4  1  2

Sale Price

\$875,000

Sale Date: 09/11/2021

Distance from Property: 568m



21 PEPPERDINE WAY, HIGHTON, VIC 3216

 3  2  2

Sale Price

\$900,000

Sale Date: 09/10/2021

Distance from Property: 545m



1/5 CEDMAR AVE, HIGHTON, VIC 3216

 4  2  3

Sale Price

****\$875,000**

Sale Date: 26/11/2021

Distance from Property: 107m



This report has been compiled on 17/01/2022 by Barry Plant Real Estate Belmont. Property Data Solutions Pty Ltd 2022 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

15 CEDMAR AVENUE, HIGHTON, VIC 3216

Indicative selling price

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

Price Range:

\$870,000 to \$900,000

Median sale price

Median price

\$892,500

Property type

House

Suburb

HIGHTON

Period

01 January 2021 to 31 December 2021

Source

pricefinder

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

Price

Date of sale

5 DOUGAL CRT, HIGHTON, VIC 3216	\$875,000	09/11/2021
21 PEPPERDINE WAY, HIGHTON, VIC 3216	\$900,000	09/10/2021
1/5 CEDMAR AVE, HIGHTON, VIC 3216	**\$875,000	26/11/2021

This Statement of Information was prepared

17/01/2022