Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale							
21/20 FICINIA	21/20 FICINIA MEWS HIGHTON VIC 3216						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)							
		or range between		\$205,000	&	\$215,000	
Median sale price (*Delete house or unit as applicable)							
\$537,000	Property type		Unit	Suburb	Highton		
01 Apr 2023	to	31 Mar 2	2024 Source		Corelogic		
Comparable property sales (*Delete A or B below as applicable) A* 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							
	21/20 FICINIA 21/20 FICINIA 21/20 FICINIA 21/20 FICINIA 21/20 FICINIA 21/20 FICINIA 21/20 FICINIA	21/20 FICINIA MEW ice see consumer.vic.gov.a applicable) \$537,000 Pro 01 Apr 2023 to sales (*Delete A or B e properties sold within five ent's representative considerations.	21/20 FICINIA MEWS HIGHTO ice see consumer.vic.gov.au/underquot or rang between applicable) \$537,000 Property type 01 Apr 2023 to 31 Mar 2 sales (*Delete A or B below as a e properties sold within five kilometres of ent's representative considers to be more	21/20 FICINIA MEWS HIGHTON VICE ice see consumer.vic.gov.au/underquoting (*E or range between applicable) \$537,000 Property type 01 Apr 2023 to 31 Mar 2024 sales (*Delete A or B below as application of the pent's representative considers to be most comparison.	21/20 FICINIA MEWS HIGHTON VIC 3216 sice see consumer.vic.gov.au/underquoting (*Delete single price or range between \$205,000 \$2	21/20 FICINIA MEWS HIGHTON VIC 3216 ice see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$205,000 & applicable) \$537,000 Property type Unit Suburb 01 Apr 2023 to 31 Mar 2024 Source sales (*Delete A or B below as applicable) e properties sold within five kilometres of the property for sale in the last ant's representative considers to be most comparable to the property for sale in the last ant's representative considers to be most comparable to the property for sale in the last and the property for sale in the p	

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 April 2024



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