





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



118/20 FICINIA MEWS, HIGHTON, VIC 3216 🕮 1 🕒 1 😂 -







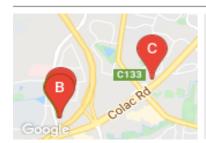
Indicative Selling Price

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

Single Price: \$235,000

Provided by: Josh Ricketts, Barry Plant South Barwon

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (Unit)

\$469,000

01 January 2020 to 31 December 2020

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.

HELP TO PREVENT THE SPREAD OF COVID-IS

13/4 FICINIA MEWS, HIGHTON, VIC 3216







Sale Price

\$220,000

Sale Date: 06/11/2020

Distance from Property: 92m





110/20 FICINIA MEWS, HIGHTON, VIC 3216







Sale Price

\$250,000

Sale Date: 03/02/2020

Distance from Property: 11m





102 COLAC RD, HIGHTON, VIC 3216







Sale Price

\$336,000

Sale Date: 30/06/2020

Distance from Property: 1.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	118/20 FICINIA MEWS, HIGHTON, VIC 3216	
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Indicative selling price

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Single Price:	\$235,000
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Median sale price

Median price	\$469,000	Property type	Unit	Suburb	HIGHTON
Period	01 January 2020 to 31 2020	December	Source	P	oricefinder

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
13/4 FICINIA MEWS, HIGHTON, VIC 3216	\$220,000	06/11/2020
110/20 FICINIA MEWS, HIGHTON, VIC 3216	\$250,000	03/02/2020
102 COLAC RD, HIGHTON, VIC 3216	\$336,000	30/06/2020

This Statement of Information was prepared on:

22/03/2021

