# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

3 Kelty Court 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)

| Single Price                          | or range<br>between | \$680,000 | & | \$720,000 |
|---------------------------------------|---------------------|-----------|---|-----------|
| Median sale price                     |                     |           |   |           |
| (*Delete house or unit as applicable) |                     |           |   |           |

| Median Price | \$882,500   | Prope | erty type | House |        | Suburb | Highton   |
|--------------|-------------|-------|-----------|-------|--------|--------|-----------|
| Period-from  | 01 Feb 2021 | to    | 31 Jan 2  | 2022  | 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 |
|------------------------------------|-----------|--------------|
| 4-5 Colden Place Highton VIC 3216  | \$700,000 | 13-Dec-21    |
| 40 Fogarty Avenue Highton VIC 3216 | \$645,000 | 27-May-21    |
| 42 Daly Boulevard Highton VIC 3216 | \$743,000 | 21-Dec-21    |

#### OR

**B\*** 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: 17 February 2022

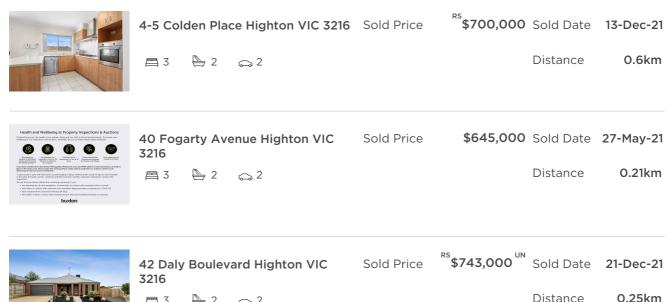


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#### **RS** = Recent sale UN = Undisclosed Sale

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