

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

13B Buckley Falls Road 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
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,500

Property type

Land

Suburb

Highton

Period-from

01 Nov 2018

to

31 Oct 2019

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

10 Oxbow Court Highton VIC 3216	\$475,000	26-Mar-19
9 Annmaree Road Highton VIC 3216	\$430,000	05-Nov-18
2 Marlyn Court Highton VIC 3216	\$481,500	16-Nov-18

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: 18 November 2019



10 Oxbow Court Highton VIC 3216

Sold Price

\$475,000

Sold Date

26-Mar-19



Distance

0.98km



9 Annmaree Road Highton VIC 3216

Sold Price

\$430,000

Sold Date

05-Nov-18



Distance

1.44km



2 Marlyn Court Highton VIC 3216

Sold Price

\$481,500

Sold Date

16-Nov-18



Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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