

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

6/13 ST ELMO CRESCENT 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,250

Property type

Unit

Suburb

Highton

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/228 ROSLYN ROAD HIGHTON VIC 3216	\$390,000	19-Nov-22
3/5 CARA ROAD HIGHTON VIC 3216	\$300,000	17-Feb-23
1/7 SANGLEN TERRACE BELMONT VIC 3216	\$366,000	17-May-23

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.

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**3/228 ROSLYN ROAD HIGHTON
VIC 3216**

 1  1  1

Sold Price **\$390,000** Sold Date **19-Nov-22**

Distance **0.37km**



**3/5 CARA ROAD HIGHTON VIC
3216**

 1  1  1

Sold Price **\$300,000** Sold Date **17-Feb-23**

Distance **1.02km**



**1/7 SANGLEN TERRACE BELMONT
VIC 3216**

 1  1  1

Sold Price **\$366,000** Sold Date **17-May-23**

Distance **1.19km**

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

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