

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 CAUDRY STREET, HIGHTON, VIC 3216**

5

2

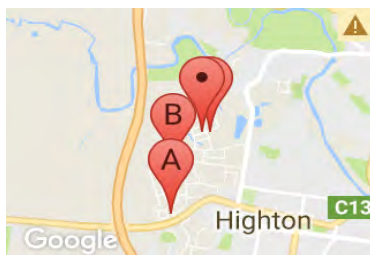
2

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$765,000 to \$795,000**

### MEDIAN SALE PRICE



**HIGHTON, VIC, 3216**

Suburb Median Sale Price (House)

**\$653,750**

01 October 2017 to 31 December 2017

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.



**7 OAKHILL AVE, HIGHTON, VIC 3216**

4

2

2

Sale Price

**\$785,000**

Sale Date: 01/08/2017

Distance from Property: 1.2km



**16 EXMOOR CL, HIGHTON, VIC 3216**

4

2

2

Sale Price

**\$835,000**

Sale Date: 13/09/2017

Distance from Property: 639m



**65 MORENA ST, HIGHTON, VIC 3216**

4

2

2

Sale Price

**\$865,000**

Sale Date: 09/06/2017

Distance from Property: 108m



This report has been compiled on 12/05/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

11 CAUDRY STREET, HIGHTON, VIC 3216

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$765,000 to \$795,000

Median sale price

Median price

\$653,750

House

X

Unit


Suburb

HIGHTON

Period

01 October 2017 to 31 December 2017

Source



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
7 OAKHILL AVE, HIGHTON, VIC 3216	\$785,000	01/08/2017
16 EXMOOR CL, HIGHTON, VIC 3216	\$835,000	13/09/2017
65 MORENA ST, HIGHTON, VIC 3216	\$865,000	09/06/2017