

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

3/225 ROSLYN 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Unit

Suburb

Highton

Period-from

01 Jan 2022

to

31 Dec 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

4/98 SOUTH VALLEY ROAD HIGHTON VIC 3216	379999	09-Nov-22
1/227 MOUNT PLEASANT ROAD HIGHTON VIC 3216	340000	01-Sep-22
7/7 SANGLEN TERRACE BELMONT VIC 3216	372000	30-Aug-22

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 January 2023



**4/98 SOUTH VALLEY ROAD
HIGHTON VIC 3216**

1 1 1

Sold Price

379999

Sold Date **09-Nov-22**

Distance

1km



**1/227 MOUNT PLEASANT ROAD
HIGHTON VIC 3216**

1 1 1

Sold Price

340000

Sold Date **01-Sep-22**

Distance

0.92km



**7/7 SANGLLEN TERRACE BELMONT
VIC 3216**

1 1 1

Sold Price

372000

Sold Date **30-Aug-22**

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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