# 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

2 Remony Avenue 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	\$1,000,000	&	\$1,100,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$695,000	Property type		House		Suburb	Highton
Period-from	01 May 2019	to	to 30 Apr 202		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	
27 Highland Way Highton VIC 3216	\$1,000,000	30-May-19	
70 Clydesdale Way Highton VIC 3216	\$1,055,000	18-Nov-19	
41 Esperence Crescent Highton VIC 3216	\$1,064,000	02-Apr-19	

#### OR

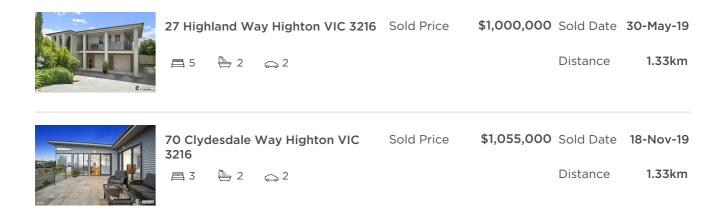
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 May 2020



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41 Espe 3216	erence C	Crescent	Highton VIC	Sold Price	\$1,064,000	Sold Date	02-Apr-19
📇 5	3	<sub>ධ</sub> 2				Distance	1.36km

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

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