

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 NORTHBRIDGE 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

\$795,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

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

9 NORTHBRIDGE ROAD HIGHTON VIC 3216	\$860,000	14-Aug-23
35 SWANBOURNE AVENUE HIGHTON VIC 3216	\$850,000	08-Nov-23
115B PROVINCE BOULEVARD HIGHTON VIC 3216	\$794,000	12-Jan-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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**9 NORTHBRIDGE ROAD HIGHTON
VIC 3216**

 4  2  2

Sold Price

\$860,000

Sold Date **14-Aug-23**

Distance **0.07km**



**35 SWANBOURNE AVENUE
HIGHTON VIC 3216**

 3  2  2

Sold Price

^{RS} **\$850,000** ^{UN}

Sold Date **08-Nov-23**

Distance **0.73km**



**115B PROVINCE BOULEVARD
HIGHTON VIC 3216**

 3  2  2

Sold Price

\$794,000

Sold Date **12-Jan-23**

Distance **0.63km**

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

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