

## **STATEMENT OF INFORMATION**

61 LEIGH ROAD, HIGHTON, VIC 3216 PREPARED BY CAMERON FOSTER, BARRY PLANT SOUTH BARWON

# BarryPlant

## **STATEMENT OF INFORMATION**

#### Section 47AF of the Estate Agents Act 1980

HELP TO PREVENT THE SPREAD OF COVID-19			'ID-19			_		
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spections	Auctions	Safety measures	Appointments					
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	memora is used. I person per 2 source metres is allowed. • If a manual sound lacesing method is used. I personiper & spuere method is allowed.	information on these safety measures.	Vie arc aiwas evalution to holp you vio phone or email. - You must wear a mask inside our	For the meaning of t	For the meaning of this price see consumer.vic.au/underquoting			
	Physical distancing to be maintained. The must year a meth inside a		office		1 0			
	property and outside where iso carried manifely a safe physical distance.			Price Range:	\$830,000 to \$870,000			
					Provided by: Cameron Foster	r. Barrv P	1	

## **MEDIAN SALE PRICE**



## HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

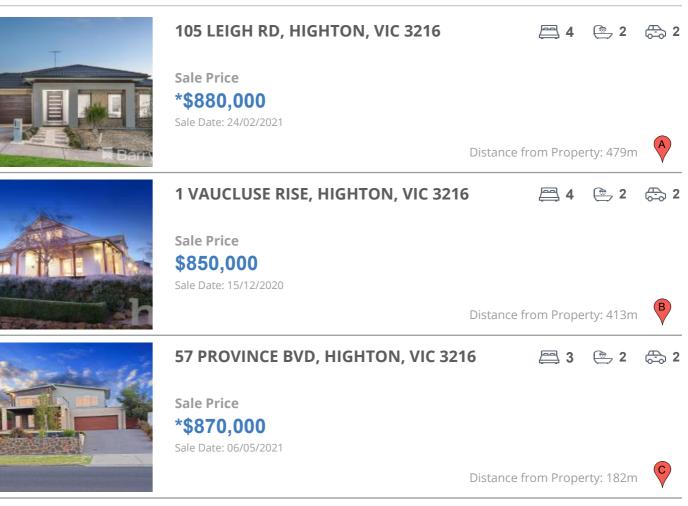
\$761,000

01 April 2020 to 31 March 2021

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.



This report has been compiled on 20/05/2021 by Barry Plant South Barwon. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

61 LEIGH ROAD, HIGHTON, VIC 3216

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$830,000 to \$870,000

#### Median sale price

Median price	\$761,000	Property type	House	Suburb	HIGHTON
Period	01 April 2020 to 31 March 2021		Source	F	ricefinder

#### **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	
105 LEIGH RD, HIGHTON, VIC 3216	*\$880,000	24/02/2021	
1 VAUCLUSE RISE, HIGHTON, VIC 3216	\$850,000	15/12/2020	
57 PROVINCE BVD, HIGHTON, VIC 3216	*\$870,000	06/05/2021	

This Statement of Information was prepared on: 20/



