

## 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

1/48 Augustine Drive Highton VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Highton

Period-from

01 Nov 2020

to

31 Oct 2021

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

3/6 Cedar Grove Highton VIC 3216	\$796,000	28-Aug-21
4/15-16 Jewell Place Highton VIC 3216	\$825,000	08-Jun-21
134 Grantham Drive Highton VIC 3216	\$600,000	03-Mar-21

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: 03 November 2021



**3/6 Cedar Grove Highton VIC 3216**

Sold Price

<sup>RS</sup> **\$796,000**

Sold Date

**28-Aug-21**

3

2

1

Distance

**2.93km**



**4/15-16 Jewell Place Highton VIC 3216**

Sold Price

**\$825,000**

Sold Date

**08-Jun-21**

3

2

2

Distance

**1.74km**



**134 Grantham Drive Highton VIC 3216**

Sold Price

**\$600,000**

Sold Date

**03-Mar-21**

3

2

2

Distance

**4km**



**7 Oakview Court Highton VIC 3216**

Sold Price

**\$690,000**

Sold Date

**15-May-21**

3

2

2

Distance

**0.17km**



**81 Augustine Drive Highton VIC 3216**

Sold Price

**\$630,000**

Sold Date

**26-Jan-21**

3

2

1

Distance

**0.22km**



**2/200 South Valley Road Highton VIC 3216**

Sold Price

<sup>RS</sup> **\$611,500**

Sold Date

**25-Oct-21**

2

1

2

Distance

**0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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**THIS HOME WILL BE  
AVAILABLE FOR PRIVATE  
INSPECTION ONLY**



Contact us today to book an inspection  
Stockdale & Leggo We see more than property

**25 Broughton Drive Highton VIC  
3216**

 3  1  2

Sold Price

**\$512,000**

Sold Date

**21-Jul-20**

Distance

**0.95km**



**1/42 Barrabool Road Highton VIC  
3216**

 3  1  2

Sold Price

**\$580,000**

Sold Date

**11-Sep-20**

Distance

**2.63km**

RS = Recent sale

UN = Undisclosed Sale

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