

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 or locality and postcode

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 &

Median sale price

Median price Property type Suburb
Period - From to Source

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
166 SOUTH VALLEY ROAD HIGHTON VIC 3216	\$836,000	08-OCT-24
11 CRESTMOOR DRIVE HIGHTON VIC 3216	\$805,000	20-APR-24
16 DALY BOULEVARD HIGHTON VIC 3216	\$805,000	30-MAY-24

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:



**16 DALY BOULEVARD HIGHTON
VIC 3216**

4 2 2

Sold Price **\$805,000** Sold Date **30-May-24**

Distance **0.35km**



**166 SOUTH VALLEY ROAD
HIGHTON VIC 3216**

3 2 2

Sold Price **\$836,000** Sold Date **08-Oct-24**

Distance **0.92km**



**11 CRESTMOOR DRIVE HIGHTON
VIC 3216**

3 2 2

Sold Price **\$805,000** Sold Date **20-Apr-24**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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