

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

9/6 Nelson 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

\$429

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Highton

Period-from

01 Jul 2019

to

30 Jun 2020

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

8/6 Nelson Avenue Highton VIC 3216	\$373,000	16-Jan-20
2/6 Nelson Avenue Highton VIC 3216	\$370,000	09-Jan-20
2/56 Iona Avenue Highton VIC 3216	\$390,000	07-Feb-20

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: 01 July 2020

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8/6 Nelson Avenue Highton VIC 3216

Sold Price **\$373,000** Sold Date **16-Jan-20**

2 1 1

Distance **0.01km**



2/6 Nelson Avenue Highton VIC 3216

Sold Price **\$370,000** Sold Date **09-Jan-20**

2 - -

Distance **0.07km**



2/56 Iona Avenue Highton VIC 3216

Sold Price **\$390,000** Sold Date **07-Feb-20**

2 1 1

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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