BarryPlant

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

	BarryP	15 CLEARWATER GROVE, HIGHTON, VIC 🖾 - 😂 -					
	- 30 Premium Blocks Available - Peaceful Tree-Lined Streets - 7 Star Energy Rating	Indicative Selling Price					
	- Walking distance via network walking tracks to: Deakin Univ Epworth Hospital, Pepperdine Tim Hill Recreation Reserve at Christian College	For the meaning of this price see consumer.vic.au/underquoting					
	- A new benchmark in sustains living	Single Price: \$449,000					
13.08m	"For more information, you m: request the "Camulus informat below, or visit: www.cumuluslandhighton.coi	Provided by: Kingston Wade, Barry Plant South Bar					

MEDIAN SALE PRICE



COMPARABLE PROPERTIES

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.

BarryP 15 CLEARWATER GR, HIGHTON, VIC 3216





cumulus

 Walking distance via netwo walking tracks to: Deskin Un Epworth Noopital. Peoperdir Tim Hill Recreation Reserve Christian College
A new benchmark in sustail living

-7 Star Energy Rating

er more information, you m mest the 'Cumulus informa ow, or visit: ew.cumuluslandhighten.co

- 30 Premium Blocks Availab

Sale Price



Distance from Property: 0m



This report has been compiled on 26/05/2021 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 1980

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

15 CLEARWATER GROVE, HIGHTON, VIC 3216

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price	\$324,500	Property type	Other	Suburb	HIGHTON
Period	01 April 2020 to 31 March 2021		Source	pricefinder	

Comparable property sales

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.

Address of comparable property	Price	Date of sale
15 CLEARWATER GR, HIGHTON, VIC 3216	**\$410,000	07/12/2020

This Statement of Information was prepared on:

26/05/2021

