

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

14 CARRAMAR COURT 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Highton

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|--|-----------|-----------|
| 1/14 BELLE VUE AVENUE HIGHTON VIC 3216 | \$585,000 | 04-Apr-25 |
| 1/7 VICTORY WAY HIGHTON VIC 3216 | \$605,000 | 31-Oct-24 |
| 3/60 BARRABOOL ROAD HIGHTON VIC 3216 | \$550,000 | 25-Mar-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: 15 May 2025



1/14 BELLE VUE AVENUE HIGHTON VIC 3216

Sold Price

RS

\$585,000

Sold Date

04-Apr-25

2

1

1

Distance

0.84km



1/7 VICTORY WAY HIGHTON VIC 3216

Sold Price

\$605,000

Sold Date

31-Oct-24

2

1

1

Distance

0.97km



3/60 BARRABOOL ROAD HIGHTON VIC 3216

Sold Price

\$550,000

Sold Date

25-Mar-24

1

1

1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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