

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

107 North Valley Road Highton

### 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 \$685,000 & \$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$726,500 \*House  \*Unit  N/A Suburb or locality HIGHTON 3216

Period - From MAR 2017 to MAR 2018 Source <https://www.realestate.com.au>

### 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 22 St Catherines Drive Highton	\$740,000	Oct 2018
2 11 Queens Park Road Highton	\$760,000	Aug 2018
3 5 Webster Court Highton	\$740,000	Oct 2018