

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

6 Cedmar Avenue Highton 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

\$725,000

or range between

\$*****

&

\$*****

Median sale price

(*Delete house or unit as applicable)

Median price

\$720,000

*House

*Unit

Suburb
or locality

Highton 3216

Period - From

Dec 2017

to

Dec 2018

Source

Realestate.com.au

Comparable property sales

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 9 St George Court Highton 4 / 2 / 2 | \$728,000 | March 2018 |
| 2 15 Chancellor Place Highton 4 / 2 / 2 | \$720,000 | May 2018 |
| 3 22 St Catherines Drive Highton 4 / 2 / 2 | \$749,000 | Jan 2018 |