

## 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 \$\*\*\*\*\* or range between \$695,000 & \$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$732,500 \*House  \*Unit  Suburb or locality Highton 3216

Period - From 1 Feb 18 to 1 Feb 19 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 4 / 2 / 2	\$728,000	Mar 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