# 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: 114 Thornhill Road, Highton, VIC 3216

## Indicative selling price

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

Single price: | or range between: $749,000 | & $799,000

## Median sale price

Median price: $845,000 | Property type: House | Suburb: HIGHTON

Period - From: 01/06/2021 | to: 01/12/2021 | Source: core_logic

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 15 Amoore Avenue Highton Vic 3216 | $770,000 | 2021-10-29 |
| 2 | 213 Mount Pleasant Road Highton Vic 3216 | $782,000 | 2021-07-24 |
| 3 | 31 Belle Vue Avenue Highton Vic 3216 | $759,000 | 2021-08-21 |

This Statement of Information was prepared on: 01/12/2021

CONSUMER AFFAIRS VICTORIA