buxton

STATEMENT OF INFORMATION

36 MORENA STREET, HIGHTON, VIC 3216

PREPARED BY DAVID GRAY, BUXTON HIGHTON, PHONE: 0408569089

buxton

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 MORENA STREET, HIGHTON, VIC 3216

4 2 2

Indicative Selling Price

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

Price Range: **$879,000 to $959,000**

Provided by: David Gray, Buxton Highton

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

$890,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



21 FLOREAT AVE, HIGHTON, VIC 3216

4 2 2

Sale Price

***$930,000**

Sale Date: 09/10/2023

Distance from Property: 825m



4 ALAMO CL, HIGHTON, VIC 3216

4 2 2

Sale Price

$877,000

Sale Date: 28/08/2023

Distance from Property: 920m



9 NORTHBRIDGE RD, HIGHTON, VIC 3216

4 2 2

Sale Price

$860,000

Sale Date: 14/08/2023

Distance from Property: 645m

This report has been compiled on 18/10/2023 by Buxton Highton. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 36 MORENA STREET, HIGHTON, VIC 3216

Indicative selling price

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

Price Range: $879,000 to $959,000

Median sale price

Median price: $890,000 | Property type: House | Suburb: HIGHTON

Period: 01 October 2022 to 30 September 2023 | Source: pricefinder

Comparable property sales

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
21 FLOREAT AVE, HIGHTON, VIC 3216	*$930,000	09/10/2023
4 ALAMO CL, HIGHTON, VIC 3216	$877,000	28/08/2023
9 NORTHBRIDGE RD, HIGHTON, VIC 3216	$860,000	14/08/2023

This Statement of Information was prepared on: 18/10/2023