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	19 FLOREAT AVENUE HIGHTON VIC 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	$390,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Land	Suburb	Highton
Period-from	01 Jul 2023	to	30 Jun 2024	Source	Corelogic

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
17 MAJESTIC DRIVE HIGHTON VIC 3216	$400,000	29-May-24
122 MILL RACE ROAD HIGHTON VIC 3216	$430,000	13-Mar-24
3 STRATHLACHLAN DRIVE HIGHTON VIC 3216	$450,000	20-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 July 2024

Professionals
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17 MAJESTIC DRIVE HIGHTON VIC 3216

- - -

Sold Price RS $400,000 Sold Date 29-May-24

Distance 0.28km



122 MILL RACE ROAD HIGHTON VIC 3216

- - -

Sold Price $430,000 Sold Date 13-Mar-24

Distance 0.55km



3 STRATHLACHLAN DRIVE HIGHTON VIC 3216

- - -

Sold Price $450,000 Sold Date 20-Mar-24

Distance 0.95km

RS = Recent sale **UN** = Undisclosed Sale

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