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 or locality and postcode	7 Summerhill Terrace, Highton Vic 3216

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $885,000 Property Type House Suburb Highton

Period - From 29/10/2023 to 28/10/2024 Source REIV

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
1	43 Radstock Av HIGHTON 3216	$1,150,000	07/10/2024
2	9 Knollbrook Cl HIGHTON 3216	$1,060,000	14/06/2024
3	13 Augustine Dr HIGHTON 3216	$1,100,000	11/04/2024

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: 29/10/2024 13:22

7 Summerhill Terrace, Highton Vic 3216

4 2 2

Property Type: House
Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price
$1,075,000 - $1,175,000
Median House Price
29/10/2023 - 28/10/2024: $885,000

Comparable Properties



43 Radstock Av HIGHTON 3216 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 07/10/2024
Property Type: House
Land Size: 564 sqm approx

Agent Comments



9 Knollbrook Cl HIGHTON 3216 (REI/VG)

4 2 2

Price: $1,060,000
Method: Private Sale
Date: 14/06/2024
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments



13 Augustine Dr HIGHTON 3216 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 872 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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