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<br>Including suburb and postcode | 12 Avondale Avenue, Highton, VIC 3216 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $872,500 Property Type House Suburb HIGHTON

Period - From 01/02/2024 to 12/11/2024 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 | 54 Reigate Road Highton Vic 3216 | $970,000 | 2024-11-09 |
| 2 | 28 Pinto Way Highton Vic 3216 | $950,000 | 2024-07-12 |
| 3 | 35 Woolondoon Drive Highton Vic 3216 | $900,000 | 2024-07-01 |

This Statement of Information was prepared on: 13/11/2024