

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

10 MERCIA CLOSE 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

\$679,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,000

Property type

House

Suburb

Highton

Period-from

01 Apr 2023

to

31 Mar 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

15/1-3 CUMULUS AVENUE HIGHTON VIC 3216	\$686,000	04-Apr-24
3/4 CAROLINE STREET HIGHTON VIC 3216	\$705,000	02-Feb-24
45 BELLE VUE AVENUE HIGHTON VIC 3216	\$707,000	28-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.~~

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**15/1-3 CUMULUS AVENUE
HIGHTON VIC 3216**

 2  2  1

Sold Price ^{RS} **\$686,000** Sold Date **04-Apr-24**

Distance **1.32km**



**3/4 CAROLINE STREET HIGHTON
VIC 3216**

 3  2  2

Sold Price **\$705,000** Sold Date **02-Feb-24**

Distance **0.85km**



**45 BELLE VUE AVENUE HIGHTON
VIC 3216**

 3  1  1

Sold Price ^{RS} **\$707,000** Sold Date **28-Mar-24**

Distance **1.21km**

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

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