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 ourb and postcode	2/156	South	n Valley	Road, F	Highton,	VIC 3216				
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price			or range be		\$530,000		&	\$575,000		
price										
\$521,75	0		Prop	erty type	Unit		Suburb	HIGHTON		
04/06/20	23	to	03/06/2	024	Source	core_logic	;			
	Address purb and postcode elling pr g of this pr gle price price \$521,75	Address purb and postcode 2/156 elling price g of this price see gle price price \$521,750	Address purb and postcode 2/156 South solutions and postcode 2/156 South solutions are gle price 2/156	Address purb and postcode 2/156 South Valley elling price g of this price see consumer.vic. gle price price \$521,750 Prop	Address purb and postcode 2/156 South Valley Road, Felling price g of this price see consumer.vic.gov.au/ur or range price \$521,750 Property type	Address purb and postcode 2/156 South Valley Road, Highton, elling price g of this price see consumer.vic.gov.au/underquoti gle price price \$521,750 Property type Unit	Address purb and postcode 2/156 South Valley Road, Highton, VIC 3216 elling price g of this price see consumer.vic.gov.au/underquoting gle price price \$521,750 Property type Unit	Address purb and postcode 2/156 South Valley Road, Highton, VIC 3216 elling price g of this price see consumer.vic.gov.au/underquoting gle price price \$521,750 Property type Unit Suburb	Address purb and postcode 2/156 South Valley Road, Highton, VIC 3216 Elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$530,000 & price \$521,750 Property type Unit Suburb HIGHTON	

Comparable property sales

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 eighteen months.

Ad	dress of comparable property	Price	Date of sale
1	3/1 Waddington Court Highton Vic 3216	\$\$555,000	2024-02-07
2	2/12 Glenmire Street Highton Vic 3216	\$\$520,000	2024-02-19
3	2B Murray Street Highton Vic 3216	\$\$555,000	2024-05-04

This Statement of Information was prepared on: 04/06/2024

