

# 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 8 Ferndale Parade, Highton, VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$950,000 & \$995,000

### Median sale price

Median price \$900,000 Property type House Suburb HIGHTON  
Period - From 03/10/2022 to 02/10/2023 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	21 Cedar Grove Highton Vic 3216	\$980,000	2023-04-22
2	6 Lipizzaner Court Highton Vic 3216	\$962,000	2023-07-17
3	283 Roslyn Road Highton Vic 3216	\$960,000	2022-10-08

This Statement of Information was prepared on: 03/10/2023

