

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 9 Cobden Street, Highton Vic 3216
Including suburb or locality and postcode

Indicative selling price

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

Range between \$559,000 & \$609,000

Median sale price

Median price \$906,250 Property Type House Suburb Highton

Period - From 03/11/2022 to 02/11/2023 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	5 Hutcheson Av HIGHTON 3216	\$610,000	21/10/2023
2	85 South Valley Rd HIGHTON 3216	\$591,000	02/08/2022
3	15 South Valley Rd HIGHTON 3216	\$580,000	02/06/2023

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: 03/11/2023 16:22



Property Type:

Agent Comments

Comparable Properties



5 Hutcheson Av HIGHTON 3216 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 651 sqm approx

85 South Valley Rd HIGHTON 3216 (VG)

Agent Comments



Price: \$591,000

Method: Sale

Date: 02/08/2022

Property Type: House (Res)

Land Size: 587 sqm approx



15 South Valley Rd HIGHTON 3216 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 02/06/2023

Property Type: House (Res)

Land Size: 613 sqm approx