## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 9 Cobden Street, Highton Vic 3216

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$559,000		&		\$609,000			
Median sale p	rice							
Median price	\$906,250	Pro	operty Type	Hou	ISE		Suburb	Highton
Period - From	03/11/2022	to	02/11/2023		So	urce	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.

Add	dress 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



# Harcourts





**Property Type:** Agent Comments

Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

**Indicative Selling Price** \$559,000 - \$609,000 **Median House Price** 03/11/2022 - 02/11/2023: \$906,250

## **Comparable Properties**



5 Hutcheson Av HIGHTON 3216 (REI) **1** 3 1

Price: \$610,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

85 South Valley Rd HIGHTON 3216 (VG)



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

Agent Comments

Price: \$580,000 Method: Private Sale Date: 02/06/2023 Property Type: House (Res) Land Size: 613 sqm approx

### Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



propertydata

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