

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

192 Mt Pleasant Road, Highton, VIC 3216

### Indicative selling price

Single Price or Range between

\$870,000 - \$920,000












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

### Median sale price

Median Price <b>\$670,000</b>	Property Type <b>House</b>	Suburb <b>HIGHTON</b>
Period From <b>11/01/2018</b>	Period To <b>11/11/2019</b>	Source <b>Core Logic</b>

### 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

	<b>43 VICTORY WAY HIGHTON</b>  Price \$900,000 Date of Sale 25/05/2019 Land 752 sqm	5  3  2 
	<b>23 ESPERENCE CRESCENT HIGHTON</b>  Price \$920,000 Date of Sale 07/01/2019 Land 670 sqm	5  3  2 
	<b>19 WESTBURY TERRACE HIGHTON</b>  Price \$935,000 Date of Sale 30/11/2018 Land 719 sqm	5  2  5 