

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 37 Dryden Way Highton

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$879,000 & \$929,000

#### Median sale price

Median price: \$598,000 House Suburb: Highton  
Period - From: 01/09/2016 to 01/12/2016 Source: PDOL

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 4 Hillcrest Ct HIGHTON

4 2 2

Something this special only comes around one once in a blue moon. Oozing a sophisticated ambience and charm, this

**Sold by Private Sale** \$910,000  
**Date Sold** Jan 2017  
**Land** 1,074 SqM



#### 56 Clydesdale Way HIGHTON

4 2 2

If you have an appreciation for quality, and location is important, then this meticulously built family home will instantly appeal from

**Sold by Private Sale** \$850,000  
**Date Sold** Feb 2016  
**Land** 914 SqM



#### 9 Ande Ct HIGHTON

3

**Sold by Private Sale** \$900,000  
**Date Sold** Nov 2015  
**Land** 1,345 SqM