



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Karrakatta Grove, HIGHTON 3216

House



5 beds



3 baths



3 parking

### Indicative selling price

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

**Range from \$1,050,000 -  
\$1,150,000**

### Median sale price

Median **House** for **HIGHT ON** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$605,000**

### Comparable property sales

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

**16 Watersedge TCE,**  
Highton 3216

Price **\$1,137,000** Sold 13 October 2016

**64 Kyeema Ave,**  
Highton 3216

Price **\$1,080,000** Sold 15 February 2017

**6 Morena St,**  
Highton 3216

Price **\$1,125,000** Sold 27 September 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 Michelle Winckle

03 5241 1488  
0416 117 978

[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)

[hayeswinckle]

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220