

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 MONTAGUE STREET, HIGHTON, VIC

3 2 3

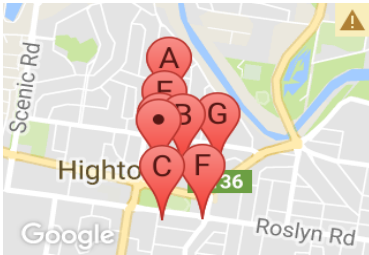
Indicative Selling Price

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

Price Range: \$620,000 to \$660,000

Provided by: matthewroberts, Hocking Stuart Geelong

MEDIAN SALE PRICE



HIGHTON, VIC, 3216

Suburb Median Sale Price (House)

\$605,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



13 BRUTHEN RD, HIGHTON, VIC 3216

3 2 2

Sale Price

Price Withheld

Sale Date: 25/08/2017

Distance from Property: 442m



9 DUGGAN CRT, HIGHTON, VIC 3216

3 3 4

Sale Price

\$650,000

Sale Date: 30/03/2017

Distance from Property: 160m



26 PATERN ST, HIGHTON, VIC 3216

3 - -

Sale Price

\$614,000

Sale Date: 20/01/2017

Distance from Property: 333m



This report has been compiled on 11/10/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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20 MONTAGUE ST, HIGHTON, VIC 3216

3 2 1

Sale Price

\$562,000

Sale Date: 01/07/2017

Distance from Property: 46m



2 MONTAGUE ST, HIGHTON, VIC 3216

3 1 2

Sale Price

\$605,000

Sale Date: 20/05/2017

Distance from Property: 205m



223 ROSLYN RD, HIGHTON, VIC 3216

3 2 2

Sale Price

\$650,000

Sale Date: 20/12/2016

Distance from Property: 432m



15 FERNDAL PDE, HIGHTON, VIC 3216

4 1 1

Sale Price

\$650,000

Sale Date: 27/05/2017

Distance from Property: 380m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 MONTAGUE STREET, HIGHTON, VIC 3216

Indicative selling price

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

Price Range: \$620,000 to \$660,000

Median sale price

Median price \$605,000

House

Unit

Suburb HIGHTON

Period 01 October 2016 to 30 September 2017

Source

pricfinder

Comparable property sales

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
13 BRUTHEN RD, HIGHTON, VIC 3216	Price Withheld	25/08/2017
9 DUGGAN CRT, HIGHTON, VIC 3216	\$650,000	30/03/2017
26 PATERN ST, HIGHTON, VIC 3216	\$614,000	20/01/2017
20 MONTAGUE ST, HIGHTON, VIC 3216	\$562,000	01/07/2017

2 MONTAGUE ST, HIGHTON, VIC 3216	\$605,000	20/05/2017
223 ROSLYN RD, HIGHTON, VIC 3216	\$650,000	20/12/2016
15 FERNDALE PDE, HIGHTON, VIC 3216	\$650,000	27/05/2017