

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 1/9 Patern St, Highton

Indicative selling price

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

Between \$419,000 & \$449,000

Median sale price

Median price \$460,000 *House ☐ *Unit ☒ Suburb or locality Highton

Period - From April 2017 to June 2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 |
|---|-----------|--------------|
| 11/157-159 Barrabool Rd, Highton | \$435,000 | 23/09/2016 |
| 24B South Valley Rd, Highton | \$430,000 | 17/10/2016 |
| 1/157 Barrabool Road, Highton \$435,000 | \$435,000 | 04/10/2016 |