

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 KNOLLBROOK CLOSE, HIGHTON, VIC

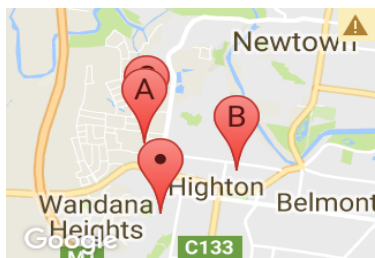
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Indicative Selling Price

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

Price Range: \$735,000 to \$765,000

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.



16 KYEEMA AVE, HIGHTON, VIC 3216

6 2 2

Sale Price

\$857,000

Sale Date: 08/06/2017

Distance from Property: 1km



7 MONTAGUE ST, HIGHTON, VIC 3216

4 2 2

Sale Price

\$784,000

Sale Date: 25/02/2017

Distance from Property: 1.2km



28 LEIGH RD, HIGHTON, VIC 3216

5 3 2

Sale Price

***\$766,000**

Sale Date: 01/12/2017

Distance from Property: 1.2km



This report has been compiled on 05/12/2017 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

20 KNOLLBROOK CLOSE, HIGHTON, VIC 3216

Indicative selling price

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

Price Range: \$735,000 to \$765,000

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
16 KYEEMA AVE, HIGHTON, VIC 3216	\$857,000	08/06/2017
7 MONTAGUE ST, HIGHTON, VIC 3216	\$784,000	25/02/2017
28 LEIGH RD, HIGHTON, VIC 3216	*\$766,000	01/12/2017