

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Property offered for sale

14 Highpoint Drive Sth Morang

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$670,000 & \$685,000

### Median sale price

(\*Delete house or unit as applicable)

\$620,000

\*House

\*Unit

Suburb South Morang

Period - From 1<sup>st</sup> January 2017 to 30<sup>th</sup> December 2017

Source Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
37 Meridian Dve, Sth Morang	\$668,000	16/12/2017
33 Delphi Ave, Sth Morang	\$665,500	17/03/2018
20 Birdseye Pde, Sth Morang	\$606,500	17/03/2018