

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 WOODLEY COURT HIGHTON VIC 3216

### 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$917,000

Property type

House

Suburb

Highton

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

**A\*** 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

38 NORTH VALLEY ROAD HIGHTON VIC 3216	\$780,000	27-Apr-24
3 ST ELMO CRESCENT HIGHTON VIC 3216	\$752,500	23-Nov-23
16 LINTON LANE HIGHTON VIC 3216	\$795,000	13-Mar-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27 May 2024



**38 NORTH VALLEY ROAD  
HIGHTON VIC 3216**

3 1 2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **27-Apr-24**

Distance **0.35km**



**3 ST ELMO CRESCENT HIGHTON  
VIC 3216**

3 1 2

Sold Price **\$752,500** Sold Date **23-Nov-23**

Distance **0.43km**



**16 LINTON LANE HIGHTON VIC  
3216**

3 1 1

Sold Price **\$795,000** Sold Date **13-Mar-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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