



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2/22 St Cloud Court,  
HIGHTON 3216**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$940,000 - \$990,000**

### Median sale price

Median **House** for **HIGHTON** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$676,000**

### 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 the most comparable to the property for sale.

**2/71 Marshall Street,**  
Newtown 3220

Price **\$985,000** Sold 16  
August 2019

**15 Blessington Street,**  
Newtown 3220

Price **\$940,000** Sold 12  
August 2019

**44 Clarendon Street,**  
Newtown 3220

Price **\$1,000,000** Sold 31  
May 2019

This Statement of Information was prepared on 19th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

3 baths

2 parking

**Stockdale & Leggo St h  
Barwon**

169 A High Street,  
Belmont VIC 3216

### Contact agents

 **Rod van der Chys**  
Stockdale & Leggo

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**Stockdale  
& Leggo**