

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

8 Northam Avenue, Highton, VIC 3216

## Indicative selling price

\$ 499,000 - \$529,000

Range between

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

## Median sale price

Median price  
\$ 565,500

House

\*Delete house or unit as applicable

Suburb  
HIGHTON

Period  
06/02/2019 - 05/08/2019

Source  
CoreLogic

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



18 NORTHAM AVENUE  
HIGHTON

4 1 1

Private Treaty \$483,000  
Date Sold 06/02/2019  
Land 650 sqm



9 ROYCROFT AVENUE  
HIGHTON

3 1 1

Normal Sale \$550,000  
Date Sold 01/05/2019  
Land 654 sqm



7 KINTNER COURT  
HIGHTON

4 1 3

Normal Sale \$525,000  
Date Sold 05/04/2019  
Land 629 sqm

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