

Montpellier Primary School

Highton Village

Reserve

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**106 Thornhill Road,  
HIGHTON 3216**

### Indicative selling price

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

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **HIGHTON** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$677,500**

### Comparable property sales

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 the most comparable to the property for sale.

**6 Huntly Close,**  
Highton 3216

Price **\$580,000** Sold 18  
March 2019

**20 Gwyther Road,**  
Highton 3216

Price **\$550,000** Sold 19  
January 2019

**76 South Valley Road,**  
Highton 3216

Price **\$551,000** Sold 01 June  
2019

This Statement of Information was prepared on 15th Oct 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 2 baths 1 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



**Michelle Winckle**

03 5241 1488  
0416 1179 78

[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)



**Nyree Cartwright**

03 5241 1488  
0432 413 488

[nyree.cartwright@hayeswinckle.com.au](mailto:nyree.cartwright@hayeswinckle.com.au)

[ **hayeswinckle** ]