

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 32 Esperence Crescent, HIGHTON 3216

### Indicative selling price

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

**Range \$660,000 - \$710,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$685,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**9 CLEMONT ST,**  
HIGHTON 3216      Price **\$806,000** Sold 12 June 2019

**29 ESPERENCE CRES,**  
HIGHTON 3216      Price **\$765,000** Sold 30 March 2019

**64 LEIGH RD,**  
HIGHTON 3216      Price **\$815,000** Sold 19 February 2019

This Statement of Information was prepared on 4th 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  
4 beds    2 baths    2 parking

### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

### Contact agents



**Adam Natonewski**  
Ray White

0419 611 121  
[adam.natonewski@raywhite.com](mailto:adam.natonewski@raywhite.com)



**Nikolett Pesti**  
Ray White

0402 580 376  
[nikolett.pesti@raywhite.com](mailto:nikolett.pesti@raywhite.com)

**RayWhite**