

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

2/260 ROSLYN ROAD HIGHTON VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,750

Property type

Unit

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

2B ST ELMO CRESCENT HIGHTON VIC 3216	\$700,000	27-Mar-24
3/4 CAROLINE STREET HIGHTON VIC 3216	\$705,000	02-Feb-24
2/1 CEDAR GROVE HIGHTON VIC 3216	\$720,000	27-Oct-23

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: 15 May 2024



**2B ST ELMO CRESCENT HIGHTON
VIC 3216**

3 2 1

Sold Price

^{RS} **\$700,000**

Sold Date

27-Mar-24

Distance

0.26km



**3/4 CAROLINE STREET HIGHTON
VIC 3216**

3 2 2

Sold Price

\$705,000

Sold Date

02-Feb-24

Distance

0.92km



**2/1 CEDAR GROVE HIGHTON VIC
3216**

3 2 2

Sold Price

\$720,000

Sold Date

27-Oct-23

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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