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

10 Lochgoin Mews 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	\$1,400,000	&	\$1,500,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$670,000	Prope	erty type		House	Suburb	Highton
Period-from	01 Oct 2018	to	30 Sep 2	2019	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
44 Stoneleigh Crescent Highton VIC 3216	\$1,495,000	21-Mar-19
32 Rivergum Drive Highton VIC 3216	\$1,530,000	26-Feb-19
39 Cara Road Highton VIC 3216	\$1,430,000	03-Dec-18

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: 21 October 2019



consumer.vic.gov.au



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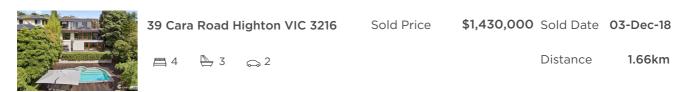
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44 Stoneleigh Crescent Highton VIC 3216		Sold Price	\$1,495,000	Sold Date	21-Mar-19	
5	2	⇔ 2			Distance	0.51km



	32 Rivergum Drive Highton VIC 3216		Sold Price	\$1,530,000	Sold Date	26-Feb-19	
osk	酉 4	2	⇔ 2			Distance	0.62km



RS = Recent sale UN = Undisclosed Sale

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