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

25 Aitkenside Avenue 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	\$690,000	&	\$740,000		
Median sale price						
(*Delete house or unit as applicable)						

Median Price	\$310,000	Prope	Property type		Land		Highton
Period-from	01 Sep 2019	to	31 Aug 20	020	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	
6-8 Hill Park Place Highton VIC 3216	\$720,000	14-Feb-19	
5 Woolondoon Drive Highton VIC 3216	\$660,000	20-Sep-19	
131 Stoneleigh Crescent Highton VIC 3216	\$770,000	01-Nov-19	

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: 01 September 2020



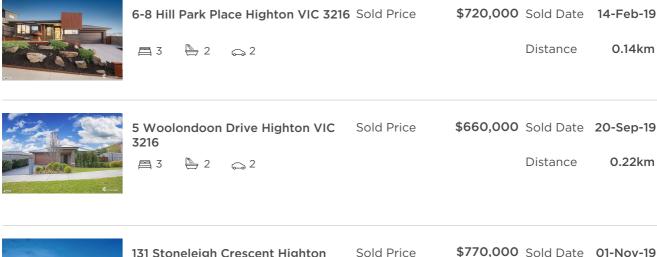
consumer.vic.gov.au

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131 Stoneleigh Crescent Highton VIC 3216		Sold Price	\$770,000 Sold Date	e 01-Nov-19	
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RS = Recent sale UN = Undisclosed Sale

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