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

1 Sheoak Court 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	\$789,000	&	\$829,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$770,000	Prop	erty type		House	Suburb	Highton
Period-from	01 Jun 2020	to	31 May 2	2021	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
1 Sherwood Court Highton VIC 3216	\$840,000	19-May-21
10 Crestmoor Drive Highton VIC 3216	\$785,000	23-Mar-21
30 Augustine Drive Highton VIC 3216	\$845,000	05-Jun-21

OR

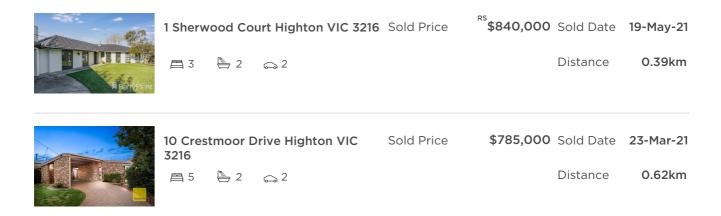
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 June 2021



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30 Augustine Drive Highton VIC 3216	Sold Price	^{RS} \$845,000 Sold Date	05-Jun-21
📇 4 🕒 2 😞 2		Distance	0.72km

RS = Recent sale UN = Undisclosed Sale

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