

Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/3 Oakbank Avenue Highton 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$627,000

*House

*Unit

Suburb
or locality

Highton

Period - From

June 2017

to

May 2018

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
4/ 3-5 Oakbank Avenue Highton – sold at lockup stage	\$790,000	2/3/18
3/ 3-5 Oakbank Avenue Highton – sold off the plan	\$775,000	26/5/17
6C Mercer Parade Newtown	\$910,000	6/4/17

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.