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: 4 Oxbow Court, Highton, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: | or range between: $1,745,000 | & $1,895,000

Median sale price

Median price: $927,500 | Property type: House | Suburb: HIGHTON

Period - From: 06/06/2022 | to: 05/06/2023 | Source: core_logic

Comparable property sales

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

	Address of comparable property	Price	Date of sale
1	4 Ardlui Drive Newtown Vic 3220	$1,790,000	2022-06-18
2	130 Skene Street Newtown Vic 3220	$1,880,000	2022-02-17
3	60 Kyeema Avenue, Highton, Vic 3216	$1,780,000	2022-08-27

This Statement of Information was prepared on: 06/06/2023

CONSUMER AFFAIRS VICTORIA