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Statement of Information

Single residential property located outside the Melbourne Metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address
Including suburb and
postcode

3 Mercia Close 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

\$619,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Highton

Period-from

01 Nov 2018

to

31 Oct 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

179A Barrabool Road Highton VIC 3216	\$600,000	09-Sep-19
28C Lambhill Crescent Highton VIC 3216	\$610,000	06-May-19
2/19 Granby Crescent Highton VIC 3216	\$615,000	13-Sep-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: 13 November 2019



179A Barrabool Road Highton VIC 3216

Sold Price

\$600,000

Sold Date

09-Sep-19



3



2



1

Distance

0.59km



28C Lambhill Crescent Highton VIC 3216

Sold Price

\$610,000

Sold Date

06-May-19



3



2



1

Distance

1.05km



2/19 Granby Crescent Highton VIC 3216

Sold Price

\$615,000

Sold Date

13-Sep-19



3



2



2

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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