

# 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 32 Springdale Rise, Highton, VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$900,000 Property type House Suburb HIGHTON  
Period - From 21/11/2022 to 20/11/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	85 Rivergum Drive Highton Vic 3216	\$1,550,000	2023-10-28
2	56-58 Kyeema Avenue Highton Vic 3216	\$1,612,000	2023-08-25
3	19 Clifford Street Highton Vic 3216	\$1,580,000	2023-10-17

This Statement of Information was prepared on: 21/11/2023

