

# 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 42 Larcombe Street, 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 \$995,000 & \$1,094,500

### Median sale price

Median price \$917,000 Property type House Suburb HIGHTON  
Period - From 04/06/2023 to 03/06/2024 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	5 Shoubra Court Highton Vic 3216	\$\$1,080,000	2024-01-30
2	39 Linton Lane Highton Vic 3216	\$\$1,020,000	2023-07-04
3	29 Malbec Loop Waurin Ponds Vic 3216	\$\$1,007,000	2023-09-07

This Statement of Information was prepared on: 04/06/2024

