

# 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 6 Rivington Court, Highton Vic 3216  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$962,000 Property Type House Suburb Highton

Period - From 01/07/2023 to 30/09/2023 Source REIV

### 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
1	7 Orchardview Ct HIGHTON 3216	\$1,700,000	02/06/2023
2	11 Karrakatta Gr HIGHTON 3216	\$1,660,000	01/10/2022
3	43 Clydesdale Way HIGHTON 3216	\$1,420,000	28/01/2023

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: 09/11/2023 10:37

6 Rivington Court, Highton Vic 3216



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 651 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

September quarter 2023: \$962,000

## Comparable Properties



**7 Orchardview Ct HIGHTON 3216 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 02/06/2023

**Property Type:** House

**Land Size:** 983 sqm approx



**11 Karrakatta Gr HIGHTON 3216 (REI/VG)**

Agent Comments



**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**43 Clydesdale Way HIGHTON 3216 (REI/VG)**

Agent Comments



**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 28/01/2023

**Property Type:** House (Res)

**Land Size:** 798 sqm approx

Account - Fletchers | P: 5258 2833



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