## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 3 Scampton Court, Highton Vic 3216

### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$2,795,000		&		\$2,995,000			
Median sale p	rice							
Median price	\$1,061,000	Pro	operty Type	Hou	se		Suburb	Highton
Period - From	01/01/2025	to	31/03/2025		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

17/06/2025 08:51









Rooms: 7 Property Type: House Land Size: 1214 sqm approx Agent Comments Indicative Selling Price \$2,795,000 - \$2,995,000 Median House Price March quarter 2025: \$1,061,000

# **Comparable Properties**

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 eighteen months.

Account - Jellis Craig | P: 03 5222 7325





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