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	6 Granby Crescent, Highton, VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $880,000

Median sale price

Median price $872,500 Property Type House Suburb Highton

Period - From 05/12/2023 to 05/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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	16 Daly Boulevard Highton Vic 3216	$805,000	2024-05-30
2	12 Roycroft Avenue Highton Vic 3216	$862,000	2024-06-24
3	16 Swanbourne Avenue Highton Vic 3216	$860,000	2024-07-09

This Statement of Information was prepared on: 06/12/2024