

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: 86 Grantham Drive, Highton VIC 3216

Indicative selling price:

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

*Delete single price or range as applicable

Single Price or range between \$680,000 & \$720,000

Median sale price:

(*Delete house or unit as applicable)

Median Price \$651,000 House Suburb or locality Highton

Period - From January 2018 to July 2018 Source Pricerfinder

Comparable property sales:

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 SALES |
|--------------------------------|-----------|---------------|
| 10 Highbett Road, Highton | \$690,000 | 28/04/2018 |
| 10 Sunset Court, Highton | \$721,200 | 30/06/2018 |
| 6 Montril Court, Highton | \$720,000 | 16/07/2018 |

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