

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 2/38a Tibrockney Street, Highett Vic 3190

### Indicative selling price

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

Range between \$1,250,000 & \$1,290,000

### Median sale price

Median price \$980,000 Property Type Unit Suburb Highett

Period - From 01/07/2019 to 30/09/2019 Source REIV

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

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	6a George St HIGHETT 3190	\$1,337,500	07/12/2019
2	34b Gilarth St HIGHETT 3190	\$1,321,000	30/11/2019
3	23 Avon St MOORABBIN 3189	\$1,285,000	23/11/2019

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/12/2019 16:09

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**Property Type:** House (Res)  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,250,000 - \$1,290,000  
**Median Unit Price**  
September quarter 2019: \$980,000

## Comparable Properties



**6a George St HIGHETT 3190 (REI)**

[Agent Comments](#)

4   5   2

**Price:** \$1,337,500  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** Townhouse (Res)



**34b Gilarth St HIGHETT 3190 (REI)**

[Agent Comments](#)

2   2   2

**Price:** \$1,321,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** Townhouse (Res)



**23 Avon St MOORABBIN 3189 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 23/11/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 353 sqm approx