

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 38 Tibrockney Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,243,000 House Unit Suburb Highett

Period - From 01/10/2018 to 31/12/2018 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	2/31 Miller St HIGHETT 3190	\$1,265,000	21/09/2018
2	46b Kenneth St SANDRINGHAM 3191	\$1,200,000	03/02/2019
3	144a Abbott St SANDRINGHAM 3191	\$1,200,000	04/12/2018

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.



4 2 1

Rooms:
Property Type: House (Res)
Land Size: 761 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 December quarter 2018: \$1,243,000

Comparable Properties

2/31 Miller St HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,265,000
Method: Sale
Date: 21/09/2018
Rooms: -
Property Type: House (Res)



46b Kenneth St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 03/02/2019
Rooms: 7
Property Type: Townhouse (Res)



144a Abbott St SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,200,000
Method: Private Sale
Date: 04/12/2018
Rooms: 7
Property Type: Townhouse (Res)