

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	67A Tibrockney Street, Highett Vic 3190
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Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,025,000	House	X	Unit		Suburb	Highett
Period - From	01/01/2019	to	31/03/2019	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	19 Parkview Cr HAMPTON EAST 3188	\$1,470,000	02/03/2019
2	3b Haynes St HIGHETT 3190	\$1,370,000	05/03/2019
3	33 Nepean Av HAMPTON EAST 3188	\$1,320,000	13/12/2018

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+ 3.5 1+

Rooms:
Property Type:
Land Size: 414 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2019: \$1,025,000

Comparable Properties



19 Parkview Cr HAMPTON EAST 3188 (REI/VG) Agent Comments

4 2 2

Price: \$1,470,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 482 sqm approx



3b Haynes St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,370,000
Method: Private Sale
Date: 05/03/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 360 sqm approx



33 Nepean Av HAMPTON EAST 3188 (REI/VG) Agent Comments

3 2 2

Price: \$1,320,000
Method: Private Sale
Date: 13/12/2018
Rooms: -
Property Type: House
Land Size: 418 sqm approx