

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

38b Tibrockney Street, Highett Vic 3190

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$788,500

Property Type

Unit

Suburb

Highett

Period - From

01/04/2019

to

31/03/2020

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	17 Wishart St HAMPTON EAST 3188	\$1,280,000	30/05/2020
2	11 Oaklands Ct HIGHETT 3190	\$1,280,000	26/03/2020
3	3/62 Highett Rd HAMPTON 3188	\$1,250,000	20/06/2020

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:

25/06/2020 08:03

3 2 2

Property Type: Townhouse (Res)

Land Size: 643 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,190,000 - \$1,290,000

Median Unit Price

Year ending March 2020: \$788,500

Comparable Properties



17 Wishart St HAMPTON EAST 3188 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,280,000

Method: Auction Sale

Date: 30/05/2020

Property Type: House (Res)



11 Oaklands Ct HIGHETT 3190 (REI)

[Agent Comments](#)

3 3 1

Price: \$1,280,000

Method: Sold Before Auction

Date: 26/03/2020

Property Type: Townhouse (Res)

3/62 Highett Rd HAMPTON 3188 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Townhouse (Res)