

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

Single price \$1,275,000

Median sale price

Median price \$1,264,000

Property Type House

Suburb Highett

Period - From 29/10/2019

to 28/10/2020

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	6 Spring Rd HIGHETT 3190	\$1,291,000	10/10/2020
2	17 Wishart St HAMPTON EAST 3188	\$1,280,000	30/05/2020
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:

29/10/2020 15:30

3 2 2

Property Type: Townhouse (Res)

Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price

\$1,275,000

Median House Price

29/10/2019 - 28/10/2020: \$1,264,000

Comparable Properties



6 Spring Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,291,000

Method: Sold Before Auction

Date: 10/10/2020

Property Type: House (Res)

Land Size: 352 sqm approx



17 Wishart St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 1

Price: \$1,280,000

Method: Auction Sale

Date: 30/05/2020

Property Type: House (Res)

Land Size: 247 sqm approx

3/62 Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Townhouse (Res)