

# 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

2/21 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 \$600,000 & \$660,000

### Median sale price

Median price \$800,000 Property Type Unit Suburb Highett

Period - From 01/01/2023 to 31/12/2023 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	2/22 Avoca St HIGHETT 3190	\$645,000	30/11/2023
2	1/32 Chapel Rd MOORABBIN 3189	\$630,000	28/11/2023
3	3/54 Fewster Rd HAMPTON 3188	\$610,000	10/01/2024

**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:

15/03/2024 11:42



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
Year ending December 2023: \$800,000

## Comparable Properties



2/22 Avoca St HIGHETT 3190 (REI/VG)

Agent Comments

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**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** Unit  
**Land Size:** 204 sqm approx



1/32 Chapel Rd MOORABBIN 3189 (REI/VG)

Agent Comments

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**Price:** \$630,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2023  
**Property Type:** Unit



3/54 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

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**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 10/01/2024  
**Property Type:** Unit

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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