

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

34c Tibrockney Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,455,000 Property Type House Suburb Highett

Period - From 01/10/2023 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	6 Linton St MOORABBIN 3189	\$1,231,000	18/11/2023
2	1/56 Matthieson St HIGHETT 3190	\$1,190,000	05/01/2024
3	1b Bartlett St HAMPTON EAST 3188	\$1,125,000	10/02/2024

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:

19/02/2024 15:46



 3
  2.5
  2

Rooms: 6
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2023: \$1,455,000

Comparable Properties



6 Linton St MOORABBIN 3189 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,231,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)
Land Size: 252 sqm approx



1/56 Matthieson St HIGHETT 3190 (REI)

Agent Comments

 4
  3
  2

Price: \$1,190,000
Method: Private Sale
Date: 05/01/2024
Property Type: Townhouse (Single)



1b Bartlett St HAMPTON EAST 3188 (REI)

Agent Comments

 3
  2
  2

Price: \$1,125,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)

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