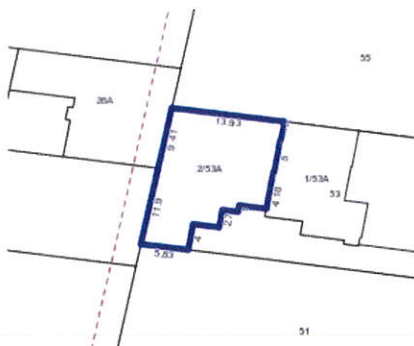


2/53a Tibrockney Street, Highett Vic 3190



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
March quarter 2017: \$1,295,000

Comparable Properties

9a Dawn St HIGHETT 3190 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 10/05/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



1/30 Tibrockney St HIGHETT 3190 (REI)

Agent Comments



Price: \$995,000
Method: Sold Before Auction
Date: 06/06/2017
Rooms: 5
Property Type: House (Res)

3/61 Jackson Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$937,750
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: Townhouse (Res)

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

2/53a Tibrockney Street, Highett Vic 3190

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,295,000

House

X

Suburb

Highett

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---------------------------------|-------------|--------------|
| 9a Dawn St HIGHETT 3190 | \$1,150,000 | 10/05/2017 |
| 1/30 Tibrockney St HIGHETT 3190 | \$995,000 | 06/06/2017 |
| 3/61 Jackson Rd HIGHETT 3190 | \$937,750 | 18/03/2017 |