# 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

3/65 Tibrockney Street, Highett Vic 3190

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$600,000		&		\$660,000	C		
Median sale p	rice							
Median price	\$705,000	Pro	operty Type	Unit			Suburb	Highett
Period - From	04/07/2022	to	03/07/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2/23 Rose St HIGHETT 3190	\$595,000	29/05/2023
2	5/6 Haynes St HIGHETT 3190	\$610,000	03/04/2023
3	3/1 William St MOORABBIN 3189	\$655,000	17/03/2023

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:

04/07/2023 13:04









**Property Type:** Unit **Land Size:** 145 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 04/07/2022 - 03/07/2023: \$705,000

# **Comparable Properties**

2/23 Rose St HIGHETT 3190 (REI) 2 🙀 1 🏠 1	Agent Comments
Price: \$595,000 Method: Date: 29/05/2023 Property Type: Unit	
 5/6 Haynes St HIGHETT 3190 (REI) 1 2 🙀 1	Agent Comments
Price: \$610,000 Method: Date: 03/04/2023 Property Type: Unit	
 3/1 William St MOORABBIN 3189 (REI) 2 🙀 1 🋱 1	Agent Comments
<b>Price:</b> \$655,000 <b>Method:</b> <b>Date:</b> 17/03/2023 <b>Property Type:</b> Unit	

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

propertydata



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