

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 consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$705,000

Property Type Unit

Suburb Highett

Period - From 04/07/2022

to

03/07/2023

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	2/23 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



2 1 1

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)

Agent Comments

2 1 1

Price: \$595,000

Method:

Date: 29/05/2023

Property Type: Unit

5/6 Haynes St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method:

Date: 03/04/2023

Property Type: Unit

3/1 William St MOORABBIN 3189 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method:

Date: 17/03/2023

Property Type: Unit

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