

## 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

62 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,105,500

Property type

House

Suburb

Highett

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 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

2 Spring Road Highett VIC 3190	\$1,254,000	12-Oct-19
17 Baldwin Street Highett VIC 3190	\$1,300,000	12-Oct-19
12 Beaumaris Parade Highett VIC 3190	\$1,265,000	24-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 18 February 2020



## 2 Spring Road Highett VIC 3190

Sold Price **\$1,254,000** Sold Date **12-Oct-19**

 3  2  2

Distance **0.33km**



## 17 Baldwin Street Highett VIC 3190

Sold Price **\$1,300,000** Sold Date **12-Oct-19**

 3  1  2

Distance **0.31km**



## 12 Beaumaris Parade Highett VIC 3190

Sold Price **\$1,265,000** Sold Date **24-Aug-19**

 4  2  2

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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