

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 854 sqm approx**Agent Comments**

The property has a Planning Zone of NRZ3 Overlay Zone - Design and Development - Schedule 3

Indicative Selling Price

\$1,430,000

Median House Price

June quarter 2017: \$1,400,000

Comparable Properties

**38 Tibrockney St HIGHETT 3190 (REI)****Agent Comments**

land 779sqm approx.

Price: \$1,500,000**Method:** Sold Before Auction**Date:** 10/05/2017**Rooms:** -**Property Type:** House (Res)**25 George St HIGHETT 3190 (REI)****Agent Comments**

land size 766sqm approx.

Price: \$1,445,000**Method:** Auction Sale**Date:** 24/06/2017**Rooms:** 6**Property Type:** House (Res)**6 Nicol St HIGHETT 3190 (REI)****Agent Comments****Price:** \$1,395,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 615 sqm approx

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

Indicative selling price

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

Single price

Median sale price

Median price House Suburb
 Period - From to Source

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
38 Tibrockney St HIGHETT 3190	\$1,500,000	10/05/2017
25 George St HIGHETT 3190	\$1,445,000	24/06/2017
6 Nicol St HIGHETT 3190	\$1,395,000	27/05/2017