

STATEMENT OF INFORMATION

1/21 TIBROCKNEY STREET, HIGHETT, VIC 3190

PREPARED BY VIVIENNE CHEN, BARRY PLANT BAYSIDE, PHONE: 0451821883



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/21 TIBROCKNEY STREET, HIGHETT, VIC  2  1  1

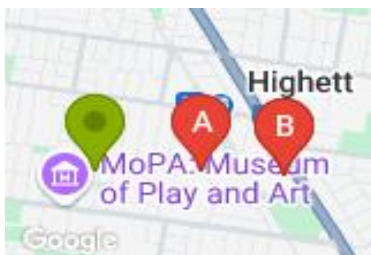
Indicative Selling Price

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

Price Range: **\$450,000 to \$490,000**

Provided by: Vivienne Chen, Barry Plant Bayside

MEDIAN SALE PRICE



HIGHETT, VIC, 3190

Suburb Median Sale Price (Unit)

\$669,750

01 October 2023 to 30 September 2024

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



11/29 GRAHAM RD, HIGHETT, VIC 3190  2  1  1

Sale Price

***\$455,000**

Sale Date: 14/09/2024

Distance from Property: 681m



204/1142B NEPEAN HWY, HIGHETT, VIC 3190  2  1  1

Sale Price

\$487,500

Sale Date: 10/08/2024

Distance from Property: 1.2km



4/1142B NEPEAN HWY, HIGHETT, VIC 3190  2  1  1

Sale Price

\$480,000

Sale Date: 25/06/2024

Distance from Property: 1.2km



This report has been compiled on 01/11/2024 by Barry Plant Bayside. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/21 TIBROCKNEY STREET, HIGHETT, VIC 3190

Indicative selling price

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

Price Range:

\$450,000 to \$490,000

Median sale price

Median price

\$669,750

Property type

Unit

Suburb

HIGHETT

Period

01 October 2023 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11/29 GRAHAM RD, HIGHETT, VIC 3190	*\$455,000	14/09/2024
204/1142B NEPEAN HWY, HIGHETT, VIC 3190	\$487,500	10/08/2024
4/1142B NEPEAN HWY, HIGHETT, VIC 3190	\$480,000	25/06/2024

This Statement of Information was prepared on:

01/11/2024