

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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

Property offered for sale

Address
Including suburb and
postcode

26 TIBROCKNEY STREET, HIGHETT, VIC 3190

Indicative selling price

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

Price Range:

\$1,150,000 to \$1,250,000

Median sale price

Median price

\$1,400,250

Property type

House

Suburb

HIGHETT

Period

01 June 2022 to 31 August 2022

Source

 pricefinder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 STAYNER GR, MOORABBIN, VIC 3189	\$1,293,250	26/03/2022
48 TULIP GR, CHELTENHAM, VIC 3192	\$1,125,000	12/07/2022
47 FIDDES ST, MOORABBIN, VIC 3189	\$1,300,000	06/03/2022

This Statement of Information was prepared on:

18/09/2022