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	44 Tibrockney Street, Highett Vic 3190

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,555,500 Property Type House Suburb Highett

Period - From 01/04/2021 to 31/03/2022 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	22 Stayner Gr MOORABBIN 3189	$1,750,000	04/12/2021
2			
3			

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: 03/05/2022 13:39

44 Tibrockney Street, Highett Vic 3190



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Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending March 2022: $1,555,500

Comparable Properties



22 Stayner Gr MOORABBIN 3189 (REI)

4 2 2

Price: $1,750,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 1014 sqm approx

Agent Comments

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.

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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