

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

16 Violet Crescent, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$2,475,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2024

to

31/03/2024

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	643 Hampton St BRIGHTON 3186	\$1,900,000	18/12/2023
2	9 Arnot St BRIGHTON EAST 3187	\$1,810,000	09/05/2024
3	14 Lubrano St BRIGHTON EAST 3187	\$1,805,000	06/04/2024

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:

25/05/2024 14:58



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

March quarter 2024: \$2,475,000

Comparable Properties



643 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 2

Price: \$1,900,000

Method: Private Sale

Date: 18/12/2023

Property Type: House



9 Arnot St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 5

Price: \$1,810,000

Method: Private Sale

Date: 09/05/2024

Property Type: House

Land Size: 583 sqm approx



14 Lubrano St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$1,805,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 667 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139