

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

6 Maroona Road, Brighton Vic 3186

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$3,230,000 Property Type House Suburb Brighton

Period - From 10/07/2023 to 09/07/2024 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	10 Lubrano St BRIGHTON EAST 3187	\$2,750,000	13/06/2024
2	8 Byron St BRIGHTON 3186	\$2,850,000	22/05/2024
3	7 Cecil St BRIGHTON EAST 3187	\$2,780,000	19/02/2024

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: 10/07/2024 15:12



5 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

10/07/2023 - 09/07/2024: \$3,230,000

Comparable Properties

10 Lubrano St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 4

Price: \$2,750,000

Method:

Date: 13/06/2024

Property Type: House

8 Byron St BRIGHTON 3186 (REI)

Agent Comments

5 2 2

Price: \$2,850,000

Method:

Date: 22/05/2024

Property Type: House

7 Cecil St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,780,000

Method:

Date: 19/02/2024

Property Type: House

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400