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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$3,230,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	10/07/2023	to	09/07/2024		So	urce	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.

Add	dress 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.

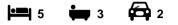
This Statement of Information was prepared on:

10/07/2024 15:12









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



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propertydata



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