Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Grant Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,300,000		&		\$2,450,000					
Median sale p	rice									
Median price	\$2,355,000	Pro	operty Type	Hou	se		Suburb	Brighton East		
Period - From	01/04/2023	to	30/06/2023		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	4 Roosevelt Ct BRIGHTON EAST 3187	\$2,500,000	17/06/2023
2	642 Hampton St BRIGHTON 3186	\$2,435,000	21/06/2023
3	9 Primrose Cr BRIGHTON EAST 3187	\$2,320,000	13/05/2023

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:

07/08/2023 11:47







Property Type: House Land Size: 600 sqm approx Agent Comments

Indicative Selling Price \$2,300,000 - \$2,450,000 Median House Price June quarter 2023: \$2,355,000

Comparable Properties



4 Roosevelt Ct BRIGHTON EAST 3187 (REI)



Price: \$2,500,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res)



642 Hampton St BRIGHTON 3186 (REI)

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Price: \$2,435,000 Method: Sold Before Auction

Date: 21/06/2023 Property Type: House (Res)

9 Primrose Cr BRIGHTON EAST 3187 (REI)



Price: \$2,320,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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Agent Comments

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