

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

248a South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,305,000 Property Type House Suburb Brighton East

Period - From 01/01/2022 to 31/12/2022 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	125 Linacre Rd HAMPTON 3188	\$2,700,000	18/02/2023
2	59 Comer St BRIGHTON EAST 3187	\$2,700,000	11/09/2022
3	47a Lucas St BRIGHTON EAST 3187	\$2,500,000	06/12/2022

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:

03/03/2023 09:29



5 3 5

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending December 2022: \$2,305,000

Comparable Properties



125 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 665 sqm approx



59 Comer St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 4

Price: \$2,700,000

Method: Sold After Auction

Date: 11/09/2022

Property Type: House



47a Lucas St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 435 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372