## 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 betwee	\$2,500,000		&		\$2,750,0	00			
Median sale price									
Median price	\$2,305,000	Pro	operty Type	Hous	se		Suburb	Brighton East	
Period - From	01/01/2022	to	31/12/2022		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.

Ado	dress 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









**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)



Price: \$2,700,000 Method: Auction Sale Date: 18/02/2023 Property Type: House (Res) Land Size: 665 sqm approx Agent Comments

Agent Comments



Price: \$2,700,000 Method: Sold After Auction Date: 11/09/2022 Property Type: House

**-** 5

47a Lucas St BRIGHTON EAST 3187 (REI)

59 Comer St BRIGHTON EAST 3187 (REI)

3

**6** 4



Agent Comments



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





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