# 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

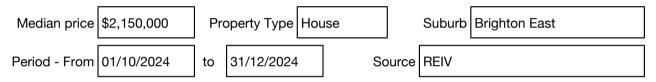
35 Canberra Grove, Brighton East Vic 3187

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov	.au/underquoting
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Single price \$2,400,000

#### Median sale price



# 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	3 Retreat Rd HAMPTON 3188	\$2,550,000	27/02/2025
2	18 Shasta Av BRIGHTON EAST 3187	\$2,351,000	22/02/2025
3	14 Holmhurst Ct BRIGHTON EAST 3187	\$2,670,000	19/12/2024

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:

01/03/2025 13:01







Property Type: House Land Size: 643 sqm approx Agent Comments 86809421 0431 526 636 russ@atriarealestate.com.au

Indicative Selling Price \$2,400,000 Median House Price December quarter 2024: \$2,150,000

# Comparable Properties

3 Retreat Rd HAMPTON 3188 (REI)   4 2 2   Price: \$2,550,000   Method: Sold Before Auction   Date: 27/02/2025   Property Type: House   Land Size: 650 sqm approx	Agent Comments
18 Shasta Av BRIGHTON EAST 3187 (REI) 3 2 3 Price: \$2,351,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res)	Agent Comments
14 Holmhurst Ct BRIGHTON EAST 3187 (VG)   5 -   Price: \$2,670,000   Method: Sale   Date: 19/12/2024   Property Type: House (Res)   Land Size: 697 sqm approx	Agent Comments

#### Account - Atria Real Estate



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