

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

1 MACKIE GROVE BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,950,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,120,500

Property type

House

Suburb

Brighton East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

2A OXFORD STREET BRIGHTON EAST VIC 3187	\$1,940,000	05-Jan-25
4 HENRY STREET BRIGHTON EAST VIC 3187	\$2,036,000	25-Sep-24

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 6 months.

This Statement of Information was prepared on: 04 March 2025



2A OXFORD STREET BRIGHTON EAST VIC 3187

Sold Price **\$1,940,000** Sold Date **05-Jan-25**

4 2 2

Distance **1.12km**



4 HENRY STREET BRIGHTON EAST VIC 3187

Sold Price **\$2,036,000** Sold Date **25-Sep-24**

4 2 3

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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