

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 32 Canberra Grove, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,400,000 & \$3,650,000

Median sale price

Median price \$2,612,500 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/03/2023 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	72 Canberra Gr BRIGHTON EAST 3187	\$3,660,000	04/11/2022
2	31 Shasta Av BRIGHTON EAST 3187	\$3,650,000	01/02/2023
3			

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: 24/04/2023 13:15



5 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,400,000 - \$3,650,000

Median House Price

March quarter 2023: \$2,612,500

Comparable Properties



72 Canberra Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 3 2

Price: \$3,660,000

Method: Sold Before Auction

Date: 04/11/2022

Property Type: House (Res)

Land Size: 760 sqm approx



31 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$3,650,000

Method: Private Sale

Date: 01/02/2023

Property Type: House

Land Size: 604 sqm approx

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.

Account - Marshall White | P: 03 9822 9999