

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 44 Grandview Road, Brighton, VIC 3186

Indicative selling price

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

Single price or range between \$2,500,000 & \$2,700,000

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	30 Downes Avenue Brighton Vic 3186	\$2,800,000	2022-11-11
2	2 Hope Street Brighton East Vic 3187	\$2,860,000	2022-11-06
3	2 Baker Street Brighton Vic 3186	\$2,500,000	2022-08-20

This Statement of Information was prepared on:

