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

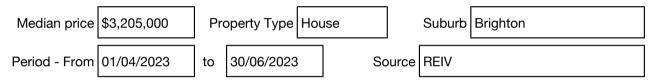
31 Willansby Avenue, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	er.vic.gov.au/underquoting	see consum	this price	meaning of	For the
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Single price \$1,990,000

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	55 St Andrews St BRIGHTON 3186	\$2,000,000	17/04/2023
2			
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:

11/09/2023 09:15



31 Willansby Avenue, Brighton Vic 3186







Property Type: House **Land Size:** 349 sqm approx Agent Comments Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,990,000 Median House Price June quarter 2023: \$3,205,000

Comparable Properties



55 St Andrews St BRIGHTON 3186 (REI/VG) Agent Comments

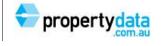


Price: \$2,000,000 Method: Private Sale Date: 17/04/2023 Property Type: House

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 - Jellis Craig | P: 03 9593 4500





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