

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 8 Berkeley Grove, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,475,000 Property Type House Suburb Brighton East

Period - From 01/01/2024 to 31/03/2024 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	11 Billson St BRIGHTON EAST 3187	\$2,060,000	11/05/2024
2	52 Centre Rd BRIGHTON EAST 3187	\$2,050,000	18/12/2023
3	60 Shasta Av BRIGHTON EAST 3187	\$2,030,000	24/02/2024

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: 03/06/2024 10:55



3 2 2

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



11 Billson St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 3

Price: \$2,060,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 627 sqm approx



52 Centre Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 3

Price: \$2,050,000

Method: Private Sale

Date: 18/12/2023

Property Type: House

Land Size: 665 sqm approx



60 Shasta Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 1 2

Price: \$2,030,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 715 sqm approx