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

2a Garden Avenue, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,800,000		&		\$2,950,000			
Median sale pr	rice							
Median price	\$2,400,000	Pro	operty Type	erty Type House		se		Brighton East
Period - From	01/07/2023	to	30/06/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	73b Marriage Rd BRIGHTON EAST 3187	\$3,150,000	29/03/2024
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:

17/09/2024 12:52









Property Type: House **Land Size:** 486 sqm approx Agent Comments Indicative Selling Price \$2,800,000 - \$2,950,000 Median House Price Year ending June 2024: \$2,400,000

Comparable Properties





Price: \$3,150,000 Method: Date: 29/03/2024 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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400





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