

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 consumer.vic.gov.au/underquoting

Range between

\$2,800,000

&

\$2,950,000

Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2023

to

30/06/2024

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	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



 4  2  2

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

73b Marriage Rd BRIGHTON EAST 3187 (REI) **Agent Comments**

 4  3  2

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.