Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 10 Roslyn Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$2,250,000							
Median sale price								
				.				

Median price	\$3,762,500	Pro	perty Type Hou	ISE	Suburb	Brighton
Period - From	01/04/2024	to	30/06/2024	Sourc	ce 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.

Add	dress of comparable property	Price	Date of sale
1	45 Glencairn Av BRIGHTON EAST 3187	\$2,500,000	02/07/2024
2	6 Arnot St BRIGHTON EAST 3187	\$2,000,000	24/05/2024
3	6 Lysander St BRIGHTON EAST 3187	\$2,395,000	11/05/2024

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:

23/09/2024 09:44



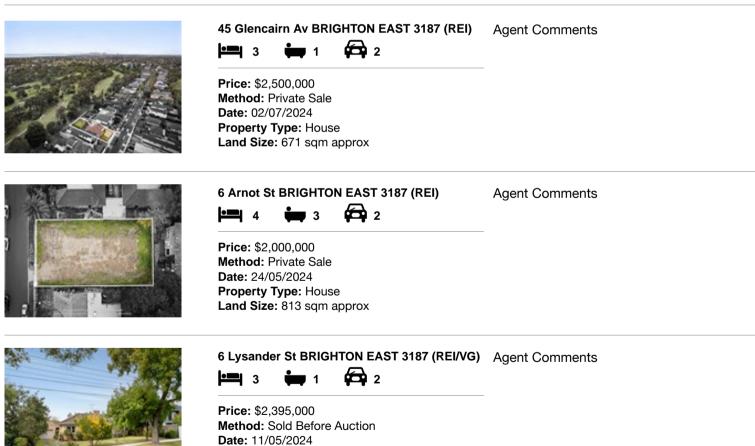
HODGES





Property Type: House (Res) Agent Comments Indicative Selling Price \$2,250,000 Median House Price June quarter 2024: \$3,762,500

Comparable Properties



Method: Sold Before Auction Date: 11/05/2024 Property Type: House (Res) Land Size: 716 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



property data

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