

# 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

20 Shasta Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,550,000

### Median sale price

Median price \$2,330,000 Property Type House Suburb Brighton East

Period - From 01/04/2022 to 31/03/2023 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	26 Canberra Gr BRIGHTON EAST 3187	\$2,665,000	07/12/2022
2	32 Shasta Av BRIGHTON EAST 3187	\$2,585,000	15/10/2022
3	12 Garden Av BRIGHTON EAST 3187	\$2,550,000	23/12/2022

**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:

03/05/2023 12:43



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 604 sqm approx  
**Agent Comments**

## Comparable Properties



**26 Canberra Gr BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$2,665,000  
**Method:** Auction Sale  
**Date:** 07/12/2022  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx



**32 Shasta Av BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$2,585,000  
**Method:** Private Sale  
**Date:** 15/10/2022  
**Property Type:** House  
**Land Size:** 603 sqm approx



**12 Garden Av BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 23/12/2022  
**Property Type:** House  
**Land Size:** 777 sqm approx