

# 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

16 Violet Crescent, 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

\$1,850,000

&

\$1,950,000

### 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	22 Gillard St BRIGHTON EAST 3187	\$1,980,000	15/02/2024
2	46 Shasta Av BRIGHTON EAST 3187	\$1,980,000	09/12/2023
3	10 Perry Ct BRIGHTON EAST 3187	\$1,950,000	02/03/2024

**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:

30/04/2024 16:41



4   2   2+

**Property Type:** House (Res)

**Agent Comments**

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

March quarter 2024: \$2,475,000

## Comparable Properties



**22 Gillard St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,980,000

**Method:** Sold Before Auction

**Date:** 15/02/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



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

**Agent Comments**

4   2   2

**Price:** \$1,980,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 424 sqm approx



**10 Perry Ct BRIGHTON EAST 3187 (REI)**

**Agent Comments**

4   2   4

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 641 sqm approx

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