

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 4 Roosevelt Court, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,612,500 Property Type House Suburb Brighton East

Period - From 01/01/2023 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	6 Victory Ct BRIGHTON EAST 3187	\$2,379,000	10/12/2022
2	46a Robinson St BRIGHTON EAST 3187	\$2,340,000	24/01/2023
3	9 Primrose Cr BRIGHTON EAST 3187	\$2,320,000	13/05/2023

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:

23/05/2023 14:05



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
March quarter 2023: \$2,612,500

Comparable Properties



6 Victory Ct BRIGHTON EAST 3187 (RE/VG) Agent Comments

4 2 2

Price: \$2,379,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 633 sqm approx



46a Robinson St BRIGHTON EAST 3187 (VG) Agent Comments

3 - -

Price: \$2,340,000
Method: Sale
Date: 24/01/2023
Property Type: House (Res)
Land Size: 302 sqm approx



9 Primrose Cr BRIGHTON EAST 3187 (REI) Agent Comments

4 2 2

Price: \$2,320,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999