

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 6A Tatong Road, Brighton East, VIC 3187

Indicative selling price

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

Single price or range between \$1,375,000 & \$1,475,000

Median sale price

Median price \$2,335,000 Property type House Suburb BRIGHTON EAST
Period - From 17/04/2022 to 16/04/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	14d Gleniffer Avenue Brighton East Vic 3187	\$1,550,000	2022-10-18
2	11b Ridge Avenue Hampton East Vic 3188	\$1,480,000	2022-10-28
3	14b Gleniffer Avenue Brighton East Vic 3187	\$1,550,000	2022-12-07

This Statement of Information was prepared on: 17/04/2023



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.