

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

7 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

\$2,330,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2022

to

30/06/2023

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	3 Garden Av BRIGHTON EAST 3187	\$2,500,000	15/09/2023
2	108 South Rd BRIGHTON EAST 3187	\$2,370,000	24/05/2023
3	17 Burwah Av BRIGHTON EAST 3187	\$2,100,000	02/07/2023

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:

12/10/2023 12:35



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending June 2023: \$2,330,000

Comparable Properties



3 Garden Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,500,000
Method: Sold Before Auction
Date: 15/09/2023
Property Type: House (Res)
Land Size: 651 sqm approx



108 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,370,000
Method: Private Sale
Date: 24/05/2023
Property Type: House
Land Size: 720 sqm approx



17 Burwah Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 02/07/2023
Property Type: House

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