

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 1 Walstab Street, Brighton East, VIC 3187

Indicative selling price

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

Single price \$2,300,000 or range between &

Median sale price

Median price \$2,437,500 Property type House Suburb BRIGHTON EAST
Period - From 21/02/2023 to 20/02/2024 Source price_finder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 303 South Road, Brighton	\$2,300,000	25/11/2023
2 54 Marriage Road, Brighton	\$2,275,000	31/10/2023
3 67 Murphy Street, Brighton	\$2,500,000	30/03/2023

This Statement of Information was prepared on: 21/02/2024

