

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

14 Cummins Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,535,000 & \$1,650,000

Median sale price

Median price \$2,305,000 Property Type House Suburb Brighton East

Period - From 01/01/2022 to 31/12/2022 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	36 Landcox St BRIGHTON EAST 3187	\$1,700,000	06/09/2022
2	10 Trafalgar St BRIGHTON 3186	\$1,650,000	31/08/2022
3	37 Widdop Cr HAMPTON EAST 3188	\$1,635,000	15/09/2022

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:

28/02/2023 14:21



3 bedrooms, 1 bathroom, 1 car

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price
\$1,535,000 - \$1,650,000
Median House Price
Year ending December 2022: \$2,305,000

Comparable Properties



36 Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

4 bedrooms, 1 bathroom, 1 car

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2022

Property Type: House

Land Size: 451 sqm approx



10 Trafalgar St BRIGHTON 3186 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$1,650,000

Method: Private Sale

Date: 31/08/2022

Property Type: House

Land Size: 450 sqm approx



37 Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$1,635,000

Method: Private Sale

Date: 15/09/2022

Property Type: House

Land Size: 610 sqm approx

Account - Marshall White | P: 03 9822 9999