## 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,535,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$2,305,000	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress 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

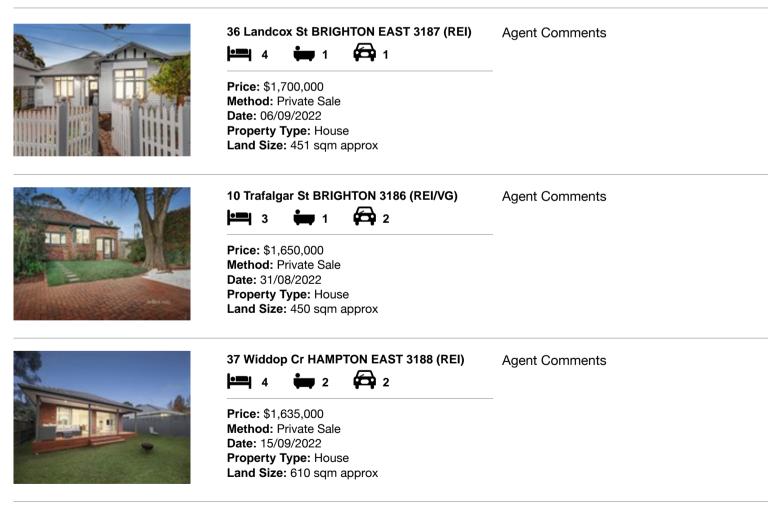






**Property Type:** House (Res) **Land Size:** 560 sqm approx Agent Comments Indicative Selling Price \$1,535,000 - \$1,650,000 Median House Price Year ending December 2022: \$2,305,000

# **Comparable Properties**



#### Account - Marshall White | P: 03 9822 9999



propertydata

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