

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

3 Connor Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$2,188,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 30/09/2024 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	9 Villeroy St HAMPTON 3188	\$3,355,000	14/09/2024
2	67 Lynch Cr BRIGHTON 3186	\$3,230,000	25/06/2024
3	4 Mayrose Cr BRIGHTON EAST 3187	\$3,263,000	27/04/2024

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:

11/10/2024 15:57



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Property Type:
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,245,000
Median House Price
Year ending September 2024: \$2,188,000

Comparable Properties



9 Villeroy St HAMPTON 3188 (REI)

Agent Comments

5 3 2

Price: \$3,355,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 716 sqm approx



67 Lynch Cr BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 4

Price: \$3,230,000
Method: Private Sale
Date: 25/06/2024
Property Type: House (Res)
Land Size: 659 sqm approx



4 Mayrose Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 3 3

Price: \$3,263,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 611 sqm approx

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