## 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

18 Shasta Avenue, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,750,000		&		\$1,900,000				
Median sale price									
Median price	\$2,150,000	Property Type Hou		se		Suburb	Brighton East		
Period - From	01/10/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	67 Hodder St BRIGHTON EAST 3187	\$1,892,500	09/11/2024
2	30 Charles St BRIGHTON EAST 3187	\$1,800,000	12/10/2024
3	9 Rogers Av BRIGHTON EAST 3187	\$1,782,500	21/09/2024

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:

24/01/2025 13:11









Property Type: House (Previously Occupied - Detached) Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,900,000 Median House Price December quarter 2024: \$2,150,000

# **Comparable Properties**

SB2rp BB2rp Velanne St	67 Hodder St BRIGHTON EAST 3187 (REI) 3  1  0  1 Price: \$1,892,500 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res)	Agent Comments
	30 Charles St BRIGHTON EAST 3187 (REI/VG) 3 2 2 2 Price: \$1,800,000 Method: Private Sale Date: 12/10/2024 Property Type: House Land Size: 626 sqm approx	Agent Comments
	9 Rogers Av BRIGHTON EAST 3187 (REI/VG) 3 1 3 3 Price: \$1,782,500 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 639 sqm approx	Agent Comments

Account - Beck & Small Property Pty Ltd | P: 0438 926 851 Richard | F: 0424 642 613 Bradley



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