

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

1/252 South Road, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,275,000

Median sale price

Median price \$2,720,000

Property Type House

Suburb Brighton East

Period - From 01/07/2023

to 30/09/2023

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	2b Ratho Av BRIGHTON EAST 3187	\$1,350,000	16/08/2023
2	2/10 Vincent St BRIGHTON EAST 3187	\$1,280,000	30/08/2023
3	28 James Cr HAMPTON 3188	\$1,240,000	28/10/2023

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:

11/11/2023 15:39



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,275,000

Median House Price

September quarter 2023: \$2,720,000

Comparable Properties



2b Ratho Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Private Sale

Date: 16/08/2023

Property Type: Townhouse (Single)



2/10 Vincent St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: Townhouse (Res)

28 James Cr HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,240,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 291 sqm approx

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