

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

2a Enfield Road, Brighton Vic 3186

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$3,267,500 Property Type House Suburb Brighton

Period - From 27/06/2023 to 26/06/2024 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	7/4 Dudley St BRIGHTON 3186	\$3,250,000	26/05/2024
2	53 Ludbrook Av CAULFIELD SOUTH 3162	\$3,031,000	17/02/2024
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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: 27/06/2024 16:12



Property Type:

Agent Comments

Comparable Properties



7/4 Dudley St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,250,000

Method: Private Sale

Date: 26/05/2024

Property Type: Apartment



53 Ludbrook Av CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$3,031,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: House (Res)

Land Size: 684 sqm approx

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.