## 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

6 Cheeseman Avenue, Brighton East Vic 3187

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$2,150,000	Pro	operty 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.

Ade	dress of comparable property	Price	Date of sale
1	23a Murray Rd ORMOND 3204	\$1,198,000	07/12/2024
2	14 Brown St BRIGHTON EAST 3187	\$1,030,000	19/11/2024
3	11 Bruce St BENTLEIGH 3204	\$1,230,000	31/08/2024

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:

18/01/2025 19:05



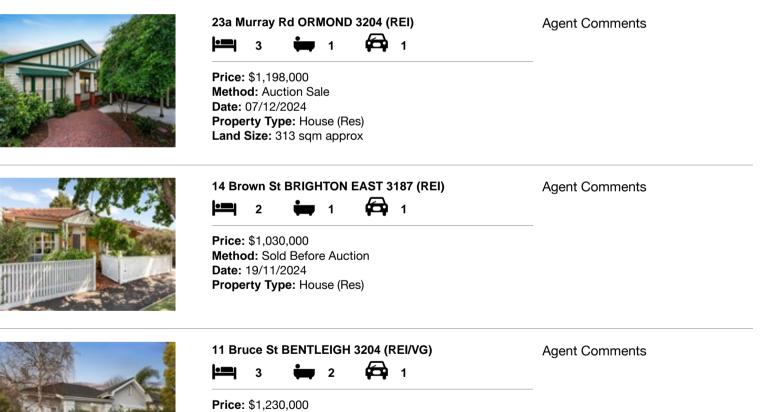






**Property Type:** House - Duplex (Semi-detached) Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2024: \$2,150,000

# **Comparable Properties**



Price: \$1,230,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) Land Size: 334 sqm approx

#### Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375



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