

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

263 Dendy Street, Brighton East, VIC 3187

Indicative selling price

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

Single price

or range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$2,335,000

Property type

House

Suburb

BRIGHTON EAST

Period - From

17/04/2022

to

16/04/2023

Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	115 Ludstone Street Hampton Vic 3188	\$1,730,000	10/12/2022
2	14 Cummins Rd BRIGHTON EAST	\$1,650,000	01/04/2023
3	1/23 Walstab St BRIGHTON EAST	\$1,750,000	14/12/2022

This Statement of Information was prepared on:

17/04/2023

