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 Letchworth Avenue, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$850,000		&		\$900,000			
Median sale pi	rice							
Median price	\$1,300,000	Pro	operty Type	Unit			Suburb	Brighton East
Period - From	01/01/2024	to	31/03/2024		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	1a Raymond Ct BRIGHTON EAST 3187	\$950,000	14/03/2024
2	2/2 Flowerdale Rd HAMPTON EAST 3188	\$890,000	08/05/2024
3	1/689 Hampton St BRIGHTON 3186	\$800,000	16/03/2024

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:

07/06/2024 13:51



2a Letchworth Avenue, Brighton East Vic 3187



Agil Saibo



Rooms: 4 Property Type: Unit Land Size: 246 sqm approx Agent Comments 9194 1200 0434 148 809 aqilsaibo@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$900,000 Median Unit Price March quarter 2024: \$1,300,000

Comparable Properties



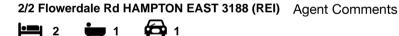


1a Raymond Ct BRIGHTON EAST 3187 (REI/VG)



Price: \$950,000 Method: Private Sale Date: 14/03/2024 Property Type: Unit Land Size: 222 sqm approx

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Price: \$890,000 Method: Sold Before Auction Date: 08/05/2024 Property Type: Unit

1/689 Hampton St BRIGHTON 3186 (REI/VG)



Agent Comments

Agent Comments

Price: \$800,000 Method: Auction Sale Date: 16/03/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



propertydata

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