

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

20 Violet Crescent, Brighton East, VIC 3187

Indicative selling price

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

Single price

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 or range between

\$1,350,000

 &

\$1,485,000

Median sale price

Median price

\$2,395,000

 Property type

House

 Suburb

BRIGHTON EAST

Period - From

15/04/2024

 to

14/10/2024

 Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	164a Centre Road Bentleigh Vic 3204	\$1,465,000	2024-06-15
2	512 Hawthorn Road Caulfield South Vic 3162	\$1,500,000	2024-06-27
3	387 South Road, Brighton East Vic 3187	\$1,570,000	2024-08-29

This Statement of Information was prepared on:

15/10/2024

