# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 8 Letchworth Avenue, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale price									
Median price	\$2,300,000	Pro	operty Type	e House			Suburb	Brighton East	
Period - From	01/10/2023	to	31/12/2023		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	303 South Rd BRIGHTON EAST 3187	\$2,300,000	25/11/2023
2	599 Nepean Hwy BRIGHTON EAST 3187	\$2,250,000	02/10/2023
3	4 Parker St BRIGHTON EAST 3187	\$2,070,000	22/09/2023

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:

21/02/2024 14:45



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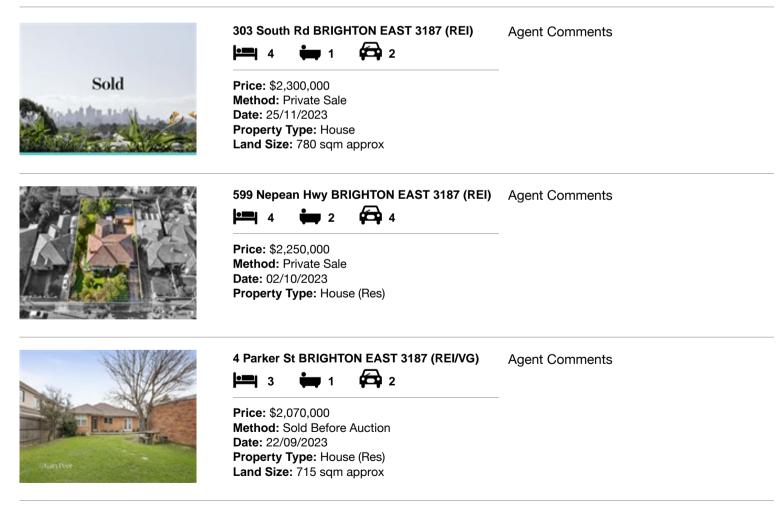




Property Type: House Agent Comments Rosslyn Mastrangelo 9832 1144 0417 056 174 Rosslyn.Mastrangelo@marshallwhite.com.au

> Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2023: \$2,300,000

# **Comparable Properties**



#### Account - Marshall White | P: 03 9822 9999





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