

# 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

14 Cummins Road, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,725,000

### Median sale price

Median price \$2,305,000

Property Type House

Suburb Brighton East

Period - From 01/01/2022

to 31/12/2022

Source 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.~~

	Address of comparable property	Price	Date of sale
1	47 Retreat Rd HAMPTON 3188	\$1,750,000	25/03/2023
2	9 Scott St HAMPTON EAST 3188	\$1,750,000	10/12/2022
3			

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:

29/03/2023 10:30



3 2 3

**Property Type:** House (Res)

**Land Size:** 561 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,725,000

**Median House Price**

Year ending December 2022: \$2,305,000

## Comparable Properties



**47 Retreat Rd HAMPTON 3188 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)



**9 Scott St HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 10/12/2022

**Property Type:** House (Res)

**Land Size:** 687 sqm approx

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.

Account - Marshall White | P: 03 9822 9999