## Statement of Information

## Single residential property located in the Melbourne metropolitan area

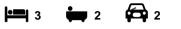
## Section 47AF of the Estate Agents Act 1980

Property offered for	sale							
Address Including suburb and postcode		a Florence Street, Brighton East Vic 3187						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$1,3	&	\$1,480,0	\$1,480,000					
Median sale price								
Median price \$2,188	B,000 P	roperty Type H	louse	S	uburb	Brighton Eas	st	
Period - From 01/10/	′2022 to	31/12/2022	So	urceR	EIV			
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					Pr	ice	Date of sale	
1								
2								
3								
OR								
<b>B</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 Stater	ment of Informa	tion was prep	ared or		00/02/00	00 11.16	









**Property Type:** House Agent Comments

Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price December quarter 2022: \$2,188,000

## Comparable Properties

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



