

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

16B Raymond Court, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,592,750 Property Type Townhouse Suburb Brighton East

Period - From 20/05/2023 to 19/05/2024 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	757 Nepean Hwy BRIGHTON EAST 3187	\$1,477,000	13/03/2024
2	14a Hughes St BRIGHTON EAST 3187	\$1,450,000	07/02/2024
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: 20/05/2024 11:53



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median Townhouse Price
20/05/2023 - 19/05/2024: \$1,592,750

Comparable Properties



757 Nepean Hwy BRIGHTON EAST 3187 (REI) Agent Comments

 3  2  2

Price: \$1,477,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: House (Res)
Land Size: 433 sqm approx



14a Hughes St BRIGHTON EAST 3187 (REI) Agent Comments

 3  2  2

Price: \$1,450,000
Method: Sold Before Auction
Date: 07/02/2024
Property Type: Townhouse (Single)

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 - Buxton | P: 03 9563 9933