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

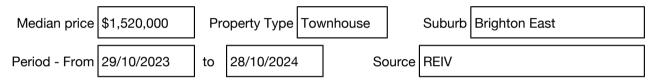
2/756 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

E							/	
For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$1,300,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale	
1	4/60-62 Milroy St BRIGHTON EAST 3187	\$1,240,000	05/10/2024	
2	7/38 Union St BRIGHTON EAST 3187	\$1,350,000	29/08/2024	
3	2/111 Thomas St BRIGHTON EAST 3187	\$1,300,000	18/06/2024	

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.

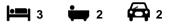
This Statement of Information was prepared on:

29/10/2024 10:54



buxton





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,300,000 Median Townhouse Price 29/10/2023 - 28/10/2024: \$1,520,000

Comparable Properties



4/60-62 Milroy St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,240,000 Method: Private Sale Date: 05/10/2024 Property Type: Townhouse (Res)



7/38 Union St BRIGHTON EAST 3187 (REI)

Agent Comments





Price: \$1,350,000 Method: Sold Before Auction Date: 29/08/2024 Property Type: Townhouse (Res) Land Size: 191 sqm approx

2/111 Thomas St BRIGHTON EAST 3187 (REI/VG)



Price: \$1,300,000 Method: Sold Before Auction Date: 18/06/2024 Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933

propertydata



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Agent Comments