

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

1/1-3 Landcox Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000

Median sale price

Median price \$3,951,000 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/03/2023 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	20 Centre Rd BRIGHTON EAST 3187	\$1,630,000	03/06/2023
2	52 Clive St BRIGHTON EAST 3187	\$1,570,000	17/05/2023
3	12a Roseberry Av BRIGHTON EAST 3187	\$1,504,000	20/05/2023

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:

22/06/2023 10:38



Rooms: 6
Property Type: House
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,550,000
Median House Price
 March quarter 2023: \$3,951,000

Comparable Properties



20 Centre Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,630,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



52 Clive St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,570,000
Method: Sold Before Auction
Date: 17/05/2023
Property Type: House (Res)



12a Roseberry Av BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,504,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 322 sqm approx

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