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 | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|----------|
| Range betweer | \$1,500,000 | | & | | \$1,550,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$3,951,000 | Pro | operty Type | Hou | se | | Suburb | Brighton |
| Period - From | 01/01/2023 | to | 31/03/2023 | | So | urce | 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.

| Ade | dress 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



buxto





Rooms: 6 Property Type: House Agent Comments

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

Comparable Properties





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

Account - Buxton | P: 03 9563 9933



propertydata

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