

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

130B Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,850,000 & \$2,035,000

Median sale price

Median price \$2,345,000 Property Type House Suburb Brighton East

Period - From 08/08/2022 to 07/08/2023 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	18b Davey Av BRIGHTON EAST 3187	\$2,050,000	29/05/2023
2	723 Hampton St BRIGHTON 3186	\$2,018,000	25/02/2023
3	16a Hodder St BRIGHTON EAST 3187	\$1,906,000	27/05/2023

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:

08/08/2023 14:14



4 3 3

Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,035,000
Median House Price
08/08/2022 - 07/08/2023: \$2,345,000

Comparable Properties



18b Davey Av BRIGHTON EAST 3187 (REI) Agent Comments

4 3 2

Price: \$2,050,000
Method: Sold Before Auction
Date: 29/05/2023
Property Type: Townhouse (Res)



723 Hampton St BRIGHTON 3186 (REI/VG) Agent Comments

4 3 2

Price: \$2,018,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 406 sqm approx



16a Hodder St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 3

Price: \$1,906,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Townhouse (Res)
Land Size: 285 sqm approx

Account - Atria Real Estate