# 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

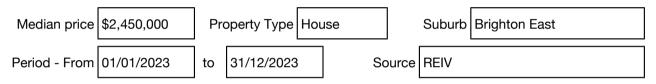
8 Letchworth Avenue, Brighton East Vic 3187

## Indicative selling price

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Single price \$2,295,000

#### 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.

Add	dress of comparable property	Price	Date of sale
1	303 South Rd BRIGHTON EAST 3187	\$2,300,000	25/11/2023
2	599 Nepean Hwy BRIGHTON EAST 3187	\$2,250,000	02/10/2023
3	4 Parker St BRIGHTON EAST 3187	\$2,070,000	22/09/2023

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:

04/03/2024 15:31



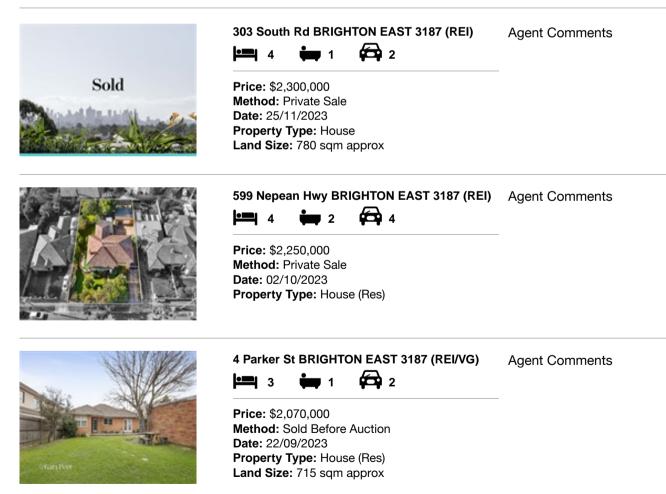




**Property Type:** House Agent Comments

Indicative Selling Price \$2,295,000 Median House Price Year ending December 2023: \$2,450,000

# **Comparable Properties**



#### Account - Marshall White | P: 03 9822 9999



propertydata

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