

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

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

Single price

\$2,295,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2023

to

31/12/2023

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	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



3 1 2

Property Type: House

Agent Comments

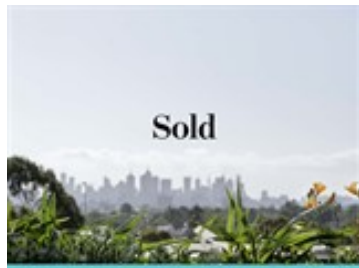
Indicative Selling Price

\$2,295,000

Median House Price

Year ending December 2023: \$2,450,000

Comparable Properties



303 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

4 1 2

Price: \$2,300,000

Method: Private Sale

Date: 25/11/2023

Property Type: House

Land Size: 780 sqm approx



599 Nepean Hwy BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 4

Price: \$2,250,000

Method: Private Sale

Date: 02/10/2023

Property Type: House (Res)



4 Parker St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 2

Price: \$2,070,000

Method: Sold Before Auction

Date: 22/09/2023

Property Type: House (Res)

Land Size: 715 sqm approx

Account - Marshall White | P: 03 9822 9999