

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

174 DENDY STREET BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,417,500

Property type

House

Suburb

Brighton East

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1A LABURNUM COURT BRIGHTON VIC 3186	\$2,400,000	01-Dec-23
43 HEAD STREET BRIGHTON VIC 3186	\$2,530,000	04-May-24
36 LUDSTONE STREET HAMPTON VIC 3188	\$2,592,000	24-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 01 June 2024



**1A LABURNUM COURT BRIGHTON
VIC 3186**

3 2 2

Sold Price **\$2,400,000** Sold Date **01-Dec-23**

Distance **0.83km**



**43 HEAD STREET BRIGHTON VIC
3186**

3 2 2

Sold Price ^{RS} **\$2,530,000** ^{UN} Sold Date **04-May-24**

Distance **3.81km**



**36 LUDSTONE STREET HAMPTON
VIC 3188**

3 2 2

Sold Price **\$2,592,000** Sold Date **24-Feb-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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