

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 Letchworth Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price \$2,600,000

Median sale price

Median price \$2,355,000

Property Type House

Suburb Brighton East

Period - From 01/04/2023

to 30/06/2023

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	32 Glencairn Av BRIGHTON EAST 3187	\$2,630,000	15/04/2023
2	16 Talofa Av BRIGHTON EAST 3187	\$2,622,000	17/06/2023
3			

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:

07/08/2023 11:18



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Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000

Median House Price

June quarter 2023: \$2,355,000

Comparable Properties

32 Glencairn Av BRIGHTON EAST 3187
(REI/VG)

Agent Comments

3 2 2

Price: \$2,630,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 723 sqm approx



16 Talofa Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,622,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 784 sqm approx

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.

Account - Marshall White | P: 03 9822 9999