

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 6 Sara Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Brighton East

Period - From 01/10/2024 to 31/12/2024 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	128 Centre Rd BRIGHTON EAST 3187	\$1,978,000	05/10/2024
2	4 Henry St BRIGHTON EAST 3187	\$2,036,000	25/09/2024
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.~~

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Property Type: House

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

December quarter 2024: \$2,150,000

Comparable Properties



128 Centre Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$1,978,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 591 sqm approx



4 Henry St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$2,036,000

Method: Private Sale

Date: 25/09/2024

Property Type: House

Land Size: 631 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 - Jellis Craig | P: 03 9194 1200



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