### 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	43 Dendy Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$3,300,000	&	\$3,630,000
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#### Median sale price

Median price	\$3,450,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/01/2024	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

Add	Address of comparable property		Date of sale
1	5 Vaucluse St BRIGHTON 3186	\$3,670,000	05/12/2024
2	13 The Avenue HAMPTON 3188	\$3,460,000	28/10/2024
3	12 Vista Rd HAMPTON 3188	\$3,800,000	29/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 16:56













Rooms: 8

Property Type: House (Res) Land Size: 695 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$3,300,000 - \$3,630,000 **Median House Price** 

Year ending December 2024: \$3,450,000

## Comparable Properties



5 Vaucluse St BRIGHTON 3186 (REI)

Price: \$3,670,000 Method: Auction Sale Date: 05/12/2024

Property Type: House (Res)

**Agent Comments** 



13 The Avenue HAMPTON 3188 (REI/VG)



**Agent Comments** 

Price: \$3,460,000 Method: Private Sale Date: 28/10/2024

Property Type: House (Res) Land Size: 665 sqm approx

12 Vista Rd HAMPTON 3188 (REI/VG)

Agent Comments

More accommodation - double garage - pool

Price: \$3,800,000 Method: Private Sale Date: 29/09/2024

Property Type: House (Res) Land Size: 650 sqm approx

Account - Marshall White | P: 03 9822 9999





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