

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

58 Landcox Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,300,000 Property type House Suburb Brighton East

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
2 Filbert St CAULFIELD SOUTH 3162	\$1,685,000	25/02/2024
40 Agnew St BRIGHTON EAST 3187	\$1,543,000	08/12/2023
9 Noel St BRIGHTON EAST 3187	\$1,500,000	24/11/2023

This Statement of Information was prepared on: 28/02/2024