

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

25 Heathfield Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$2,720,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 to 30/09/2023 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 | 26 Studley Rd BRIGHTON EAST 3187 | \$3,275,000 | 02/09/2023 |
| 2 | 14 Tatong Rd BRIGHTON EAST 3187 | \$3,230,000 | 16/09/2023 |
| 3 | 53 Baird St BRIGHTON EAST 3187 | \$3,200,000 | 25/10/2023 |

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:

15/11/2023 17:26

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Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

September quarter 2023: \$2,720,000



 4  3  2

Property Type: House (Res)

Land Size: 707 sqm approx

Agent Comments

Comparable Properties



26 Studley Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 5  3  2

Price: \$3,275,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 650 sqm approx



14 Tatong Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,230,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 790 sqm approx



53 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  3

Price: \$3,200,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res)