

# 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

16 Talofa Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000 & \$2,500,000

### Median sale price

Median price \$2,612,500 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/03/2023 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 | 12 Garden Av BRIGHTON EAST 3187   | \$2,550,000 | 20/12/2022   |
| 2 | 8 Hurlstone St BRIGHTON EAST 3187 | \$2,451,000 | 29/03/2023   |
| 3 | 23 Sunlight Cr BRIGHTON EAST 3187 | \$2,425,000 | 10/02/2023   |

**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:

05/06/2023 16:14



4   2   2

**Property Type:** House  
**Land Size:** 784 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,350,000 - \$2,500,000  
**Median House Price**  
 March quarter 2023: \$2,612,500

## Comparable Properties



**12 Garden Av BRIGHTON EAST 3187 (REI/VG)**   Agent Comments

3   1   2

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 20/12/2022  
**Property Type:** House  
**Land Size:** 777 sqm approx



**8 Hurlstone St BRIGHTON EAST 3187 (REI)**   Agent Comments

4   2   2

**Price:** \$2,451,000  
**Method:** Sold Before Auction  
**Date:** 29/03/2023  
**Property Type:** House (Res)  
**Land Size:** 821 sqm approx



**23 Sunlight Cr BRIGHTON EAST 3187 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$2,425,000  
**Method:** Sold Before Auction  
**Date:** 10/02/2023  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx

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