

# 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 34c Bourneville 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 \$2,100,000 & \$2,250,000

### Median sale price

Median price \$2,305,000 Property Type House Suburb Brighton East

Period - From 01/01/2022 to 31/12/2022 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 Lynch St BRIGHTON 3186	\$2,200,000	21/11/2022
2	1/109 Roslyn St BRIGHTON 3186	\$2,180,000	29/11/2022
3	24 Rogers Av BRIGHTON EAST 3187	\$2,165,000	25/10/2022

**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: 23/03/2023 16:24



4 3 2

Property Type:  
Agent Comments

Indicative Selling Price  
\$2,100,000 - \$2,250,000  
Median House Price  
Year ending December 2022: \$2,305,000

## Comparable Properties



26 Lynch St BRIGHTON 3186 (REI)

Agent Comments

3 2 1

Price: \$2,200,000  
Method: Private Sale  
Date: 21/11/2022  
Property Type: Townhouse (Single)



1/109 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$2,180,000  
Method: Private Sale  
Date: 29/11/2022  
Property Type: Townhouse (Single)



24 Rogers Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,165,000  
Method: Private Sale  
Date: 25/10/2022  
Property Type: Townhouse (Single)  
Land Size: 425 sqm approx

Account - Marshall White | P: 03 9822 9999