

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

1 Letchworth Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,300,000

&

\$2,530,000

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	32 Glencairn Av BRIGHTON EAST 3187	\$2,630,000	15/04/2023
2	16 Talofa Av BRIGHTON EAST 3187	\$2,622,000	17/06/2023
3	642 Hampton St BRIGHTON 3186	\$2,435,000	21/06/2023

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:

03/07/2023 14:52



4 2 3

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,530,000
Median House Price
March quarter 2023: \$2,612,500

Comparable Properties

32 Glencairn Av BRIGHTON EAST 3187 (REI) **Agent Comments**

3 2 2

Price: \$2,630,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 723 sqm approx



16 Talofa Av BRIGHTON EAST 3187 (REI) **Agent Comments**

4 2 2

Price: \$2,622,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 784 sqm approx



642 Hampton St BRIGHTON 3186 (REI) **Agent Comments**

4 2 2

Price: \$2,435,000
Method: Sold Before Auction
Date: 21/06/2023
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999