

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 9 Primrose Crescent, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

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	7 Mayrose Cr BRIGHTON EAST 3187	\$2,280,000	30/03/2023
2	24 Studley Rd BRIGHTON EAST 3187	\$2,020,000	03/12/2022
3	7 Arnold Rd BRIGHTON EAST 3187	\$1,962,000	26/11/2022

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: 01/05/2023 12:10



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Property Type: House

Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000
Median House Price
March quarter 2023: \$2,612,500

Comparable Properties



7 Mayrose Cr BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 2

Price: \$2,280,000

Method: Auction Sale

Date: 30/03/2023

Property Type: House (Res)

Land Size: 640 sqm approx



24 Studley Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 4

Price: \$2,020,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 652 sqm approx



7 Arnold Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 4

Price: \$1,962,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Marshall White | P: 03 9822 9999