

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

8 Berkeley Grove, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,315,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2023

to

31/03/2024

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	5 Davies St BRIGHTON EAST 3187	\$2,450,000	17/05/2024
2	19 Whitmuir Rd BENTLEIGH 3204	\$2,215,000	01/06/2024
3	12 Plunket St BRIGHTON EAST 3187	\$2,180,000	28/05/2024

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:

17/06/2024 09:18



3 2 1

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$2,315,000

Median House Price

Year ending March 2024: \$2,450,000

Comparable Properties



5 Davies St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,450,000

Method: Sold Before Auction

Date: 17/05/2024

Property Type: House (Res)

Land Size: 633 sqm approx



19 Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments

5 2 2

Price: \$2,215,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 669 sqm approx



12 Plunket St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,180,000

Method: Private Sale

Date: 28/05/2024

Property Type: House

Land Size: 588 sqm approx

Account - Jellis Craig | P: 03 9194 1200