# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$2,300,000

#### Median sale price

Median price	\$3,267,500	Pro	perty Type	House		Suburb	Brighton
Period - From	01/07/2023	to	30/06/2024		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

1	8 Berkeley Gr BRIGHTON EAST 3187	\$2,275,000	20/06/2024
2	11 Billson St BRIGHTON EAST 3187	\$2,060,000	11/05/2024
3	9 Curzon St BRIGHTON EAST 3187	\$2,420,000	12/04/2024

#### 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:	27/07/2024 12:16



Date of sale



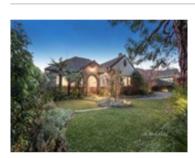




**Property Type:** House **Land Size:** 616 sqm approx Agent Comments

Indicative Selling Price \$2,300,000 Median House Price Year ending June 2024: \$3,267,500

# Comparable Properties



8 Berkeley Gr BRIGHTON EAST 3187 (REI)

**-**3

**-** 2

**6** 2

Price: \$2,275,000 Method: Private Sale Date: 20/06/2024

**Property Type:** House (Res) **Land Size:** 604 sqm approx

**Agent Comments** 



11 Billson St BRIGHTON EAST 3187 (REI/VG)

**-**3





3

Price: \$2,060,000 Method: Auction Sale Date: 11/05/2024

**Property Type:** House (Res) **Land Size:** 627 sqm approx

Agent Comments

9 Curzon St BRIGHTON EAST 3187 (REI/VG)

**--**3





Price: \$2,420,000

Method: Private Sale

**Date:** 12/04/2024 **Property Type:** House (Res) **Land Size:** 673 sqm approx Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



