

# 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

30 Charles Street, Brighton East, VIC 3187
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,800,000 or range between &

### Median sale price

Median price \$2,395,000 Property type House Suburb BRIGHTON EAST

Period - From 11/04/2024 to 10/10/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4 Beltane Avenue Brighton East Vic 3187	\$1,900,000	2024-04-17
2	4 Rogers Avenue Brighton East Vic 3187	\$1,780,000	2024-09-11
3	17 Dunoon Court Brighton East Vic 3187	\$1,880,000	2024-08-22

This Statement of Information was prepared on: 11/10/2024

