

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

1/252 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,720,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 to 30/09/2023 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	1/95 Thomas St HAMPTON 3188	\$1,372,000	26/08/2023
2	2b Ratho Av BRIGHTON EAST 3187	\$1,350,000	16/08/2023
3	637 Hampton St BRIGHTON 3186	\$1,342,500	03/06/2023

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: 17/10/2023 10:51



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Rooms: 6
Property Type: House
Land Size: 477 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2023: \$2,720,000

Comparable Properties



1/95 Thomas St HAMPTON 3188 (REI)

[Agent Comments](#)

2 1 2

Price: \$1,372,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)



2b Ratho Av BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 16/08/2023
Property Type: Townhouse (Single)

637 Hampton St BRIGHTON 3186 (VG)

[Agent Comments](#)

1 - -

Price: \$1,342,500
Method: Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 268 sqm approx

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