

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

104 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,960,000 & \$3,250,000

Median sale price

Median price \$2,410,000 Property Type House Suburb Brighton East

Period - From 07/09/2022 to 06/09/2023 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	2 Archer Ct BRIGHTON EAST 3187	\$3,175,000	23/03/2023
2	7 Moffat St BRIGHTON 3186	\$3,085,000	17/05/2023
3	25 Bateman St HAMPTON 3188	\$2,958,000	22/04/2023

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:

07/09/2023 15:17

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
\$2,960,000 - \$3,250,000
Median House Price
07/09/2022 - 06/09/2023: \$2,410,000

Comparable Properties



2 Archer Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$3,175,000

Method: Private Sale

Date: 23/03/2023

Property Type: House (Res)

Land Size: 593 sqm approx



7 Moffat St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 1

Price: \$3,085,000

Method: Private Sale

Date: 17/05/2023

Property Type: House



25 Bateman St HAMPTON 3188 (REI/VG)

Agent Comments

5 4 2

Price: \$2,958,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 677 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802