## 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

28 Grant Street, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale p	rice								
Median price	\$2,400,000	Pro	operty Type	Hou	se		Suburb	Brighton East	
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/69 Wilson St BRIGHTON 3186	\$2,380,000	17/08/2024
2	12 Plunket St BRIGHTON EAST 3187	\$2,180,000	28/05/2024
3	5 Davies St BRIGHTON EAST 3187	\$2,450,000	17/05/2024

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:

11/09/2024 12:10









Property Type: House Land Size: 430 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending June 2024: \$2,400,000

# **Comparable Properties**



1/69 Wilson St BRIGHTON 3186 (REI)



Price: \$2,380,000 Method: Auction Sale Date: 17/08/2024 Property Type: Townhouse (Res) Land Size: 363 sqm approx

2

Agent Comments

Agent Comments

Agent Comments



Price: \$2,180,000 Method: Private Sale Date: 28/05/2024 Property Type: House

Land Size: 588 sqm approx

4



5 Davies St BRIGHTON EAST 3187 (REI/VG)

12 Plunket St BRIGHTON EAST 3187 (REI)

**2** 



Price: \$2,450,000 Method: Sold Before Auction Date: 17/05/2024 Property Type: House (Res) Land Size: 633 sqm approx

#### Account - RT Edgar | P: 03 9826 1000



propertydata

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