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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