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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

56 Landcox Street, Brighton East

## Indicative selling price

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

Single price \$1,995,000

## Median sale price

Median price \$2,355,000 Property type House Suburb Brighton East

Period – From 01/04/2023 to 30/06/2023 Source REIV

## Comparable property sales

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
58 Almond Street, Caulfield South 3162 VIC	\$2,172,000	02/07/2023
12 Raynes Street, Caulfield South 3162 VIC	\$2,115,000	02/06/2023
17 Burwah Avenue, Brighton East 3187 VIC	\$2,100,000	02/07/2023

This Statement of Information was prepared on: 09/09/2023