

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 227 South Road, Brighton East, VIC 3187

Indicative selling price

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

Single price \$1,690,000 or range between &

Median sale price

Median price \$2,450,000 Property type House Suburb BRIGHTON EAST

Period - From 24/06/2023 to 23/06/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 150 South Road Brighton East Vic 3187	\$1,625,000	2024-02-24
2 3 Florence Street Brighton East Vic 3187	\$1,720,000	2024-03-01
3 17 Violet Crescent Brighton East Vic 3187	\$1,750,000	2024-04-24

This Statement of Information was prepared on: 24/06/2024

