

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

19 Ward Street, Brighton East, VIC 3187

Indicative selling price

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

Single price

or range between

\$2,200,000

&

\$2,420,000

Median sale price

Median price

\$2,370,000

Property type

House

Suburb

BRIGHTON EAST

Period - From

03/04/2023

to

02/04/2024

Source

price_finder

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	1 Walstab Street Brighton East Vic 3187	\$2,150,000	22/02/2024
2	7 Bayview Road Brighton East Vic 3187	\$2,290,000	23/03/2024
3	60 Shasta Avenue Brighton East Vic 3187	\$2,030,000	24/02/2024

This Statement of Information was prepared on:

04/04/2024