

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

25a Dunoon Court, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

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 (*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.

	Address of comparable property	Price	Date of sale
1	25b Dunoon Ct BRIGHTON EAST 3187	\$2,580,000	09/08/2023
2	30a Hornby St BRIGHTON EAST 3187	\$2,500,000	14/06/2023
3			

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:

20/09/2023 14:22

Lana Samuels

9645 9699

0435 165 633

lana@whitefoxrealestate.com.au

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

June quarter 2023: \$2,355,000



4 3 2

Property Type: House

Agent Comments

Comparable Properties



25b Dunoon Ct BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,580,000

Method: Private Sale

Date: 09/08/2023

Property Type: House



30a Hornby St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 3

Price: \$2,500,000

Method: Sold Before Auction

Date: 14/06/2023

Property Type: Townhouse (Res)

Land Size: 612 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699