

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

1a Raymond Court, Brighton East Vic 3187

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,511,250

Property Type Unit

Suburb Brighton East

Period - From 01/10/2023

to 31/12/2023

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	2/13 Kelly Av HAMPTON EAST 3188	\$950,000	23/09/2023
2	2/30 Daley St BENTLEIGH 3204	\$947,000	30/01/2024
3	3/2 Hinkler Av BENTLEIGH EAST 3165	\$925,000	05/09/2023

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:

29/02/2024 13:24



 2  1  2

Property Type: Unit
Land Size: 222 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median Unit Price
December quarter 2023: \$1,511,250

Comparable Properties



2/13 Kelly Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 2  1  2

Price: \$950,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit
Land Size: 276 sqm approx



2/30 Daley St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$947,000
Method: Sold Before Auction
Date: 30/01/2024
Property Type: Unit
Land Size: 200 sqm approx



3/2 Hinkler Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  2

Price: \$925,000
Method: Sold Before Auction
Date: 05/09/2023
Property Type: Unit