## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	5 Raymond Court, Brighton East Vic 3187
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,000,000	&	\$2,050,000
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#### Median sale price

Median price	\$2,150,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	544 Bluff Rd HAMPTON 3188	\$2,040,000	09/11/2024
2	4 Henry St BRIGHTON EAST 3187	\$2,036,000	25/09/2024
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:	27/02/2025 13:35



Date of sale







Property Type: House Land Size: 631 sqm approx Indicative Selling Price \$2,000,000 - \$2,050,000 Median House Price December quarter 2024: \$2,150,000

# Comparable Properties



544 Bluff Rd HAMPTON 3188 (REI/VG)

5

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3 2

**Price:** \$2,040,000 **Method:** Auction Sale **Date:** 09/11/2024

**Property Type:** House (Res) **Land Size:** 697 sqm approx

**Agent Comments** 



4 Henry St BRIGHTON EAST 3187 (REI/VG)

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4

Price: \$2,036,000

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**Agent Comments** 

Method: Private Sale
Date: 25/09/2024
Property Type: House
Land Size: 631 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 - Jellis Craig | P: 03 9194 1200





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