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	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,525,000	Pro	perty Type	Townhous	9	Suburb	Brighton East
Period - From	04/02/2024	to	03/02/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	29 Northern Av BRIGHTON EAST 3187	\$1,050,000	23/12/2024
2	1/1 Graham Av MCKINNON 3204	\$1,080,000	01/11/2024
3	2/743 Nepean Hwy BRIGHTON EAST 3187	\$1,000,000	07/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/02/2025 10:44





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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median Townhouse Price** 04/02/2024 - 03/02/2025: \$1,525,000



Property Type: Townhouse Agent Comments

Comparable Properties



29 Northern Av BRIGHTON EAST 3187 (REI)

Price: \$1,050,000 Method: Private Sale Date: 23/12/2024

Property Type: Townhouse (Single)

Agent Comments



1/1 Graham Av MCKINNON 3204 (REI/VG)



Agent Comments

Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 01/11/2024

Property Type: Townhouse (Res)



2/743 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)

Price: \$1,000,000 Method: Auction Sale Date: 07/09/2024

Property Type: Townhouse (Res)





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