

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	22 Wrixon Avenue Brighton East, 3187
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$2,200,000.00 & \$2,400,000.00
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### Median sale price

Median price	\$2,312,500.00	Property Type	HOUSE	Suburb	BRIGHTON EAST
Period - From	01-Jan-2022	to	31-Mar-2022	Source	PDOL

### Comparable property sales

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	139 Thomas Street, Brighton East	\$2,270,000.00	03-Mar-2022
2	41 Glencairn Avenue, Brighton East	\$2,312,500.00	22-Mar-2022
3	2 Sunlight Crescent, Brighton East	\$2,420,000.00	19-Mar-2022

This statement of information was prepared on 12-May-2022 at 10:07:47 AM EST