Statement of Information

Single residential property located in the Melbourne metropolitan area

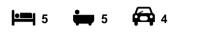
Section 47AF of the Estate Agents Act 1980

Proper	rty offere	ed for s	sale									
Address Including suburb and postcode			3 Eloura Avenue, Brighton East Vic 3187									
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$2,50			0,000		&		\$2,700,000					
Median sale price												
Median price \$2,32		\$2,320,	000	Pro	operty Type Hou		е		Suburb	Brighton Ea	st	
Period - From 01/04/2		.021	to 31/03/2022		2	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									F	Price	Date of sale	
1												
2												
3												
OR												
В*	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:									on:	04/05/2022 13:25		









Rooms: 10

Property Type: House **Land Size:** 647 sqm approx

Agent Comments

Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price Year ending March 2022: \$2,320,000

Comparable Properties

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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



