

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

50 Esplanade Avenue, Brighton Vic 3186

Indicative selling price

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

Single price \$5,995,000

Median sale price

Median price \$4,135,000

Property Type House

Suburb Brighton

Period - From 01/01/2024

to 31/03/2024

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 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	22 Normanby St BRIGHTON 3186	\$5,800,500	17/11/2023
2	3 Mair St BRIGHTON 3186	\$5,500,000	26/11/2023
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:

15/05/2024 19:18



Property Type:
Agent Comments

Indicative Selling Price
\$5,995,000
Median House Price
March quarter 2024: \$4,135,000

Comparable Properties



22 Normanby St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$5,800,500
Method: Private Sale
Date: 17/11/2023
Property Type: House (Res)
Land Size: 1030 sqm approx



3 Mair St BRIGHTON 3186 (VG)

Agent Comments



Price: \$5,500,000
Method: Sale
Date: 26/11/2023
Property Type: House (Res)
Land Size: 972 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 - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566



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