

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

4 Henry Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2023

to

30/06/2024

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	10 Perry Ct BRIGHTON EAST 3187	\$1,950,000	02/03/2024
2	103 Marriage Rd BRIGHTON EAST 3187	\$1,940,000	24/05/2024
3	124 Centre Rd BRIGHTON EAST 3187	\$1,765,000	15/06/2024

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:

23/08/2024 15:15



 4  2  2

Property Type: House
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending June 2024: \$2,400,000

Comparable Properties



10 Perry Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,950,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 641 sqm approx



103 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$1,940,000
Method: Private Sale
Date: 24/05/2024
Property Type: House (Res)
Land Size: 628 sqm approx



124 Centre Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$1,765,000
Method: Private Sale
Date: 15/06/2024
Property Type: House
Land Size: 803 sqm approx