

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

2/23 Landcox Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,402,500

Property Type

Unit

Suburb

Brighton East

Period - From

01/04/2023

to

30/06/2023

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	36 Pine St BRIGHTON EAST 3187	\$1,100,000	12/08/2023
2	3/7 Bent St BRIGHTON 3186	\$1,080,000	26/04/2023
3	4/5 William St BRIGHTON 3186	\$1,015,000	26/08/2023

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:

26/09/2023 11:52

2/23 Landcox Street, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2023: \$1,402,500



3 1 2

Property Type: Unit

Agent Comments

Comparable Properties



36 Pine St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$1,100,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Unit



3/7 Bent St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$1,080,000

Method: Sale

Date: 26/04/2023

Property Type: Flat/Unit/Apartment (Res)



4/5 William St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$1,015,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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