### 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	2/23 Landcox Street, Brighton East Vic 3187
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,402,500	Pro	perty Type U	Init		Suburb	Brighton East
Period - From	01/04/2023	to	30/06/2023	S	ource	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

Add	dress 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 comparableproperties 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
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Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price June quarter 2023: \$1,402,500



Property Type: Unit
Agent Comments

## Comparable Properties



36 Pine St BRIGHTON EAST 3187 (REI)

**1** 2 **1** 6

Price: \$1,100,000 Method: Auction Sale Date: 12/08/2023 Property Type: Unit **Agent Comments** 



3/7 Bent St BRIGHTON 3186 (VG)

**-** 2

**-**

**a**.

**Price:** \$1,080,000 **Method:** Sale **Date:** 26/04/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/5 William St BRIGHTON 3186 (REI)

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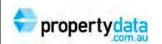
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**\** 1

Price: \$1,015,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit Agent Comments

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





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