

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

5 Denton Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,500,000

&

\$2,700,000

Median sale price

Median price

\$2,525,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2021

to

30/09/2021

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	51 Bourneville Av BRIGHTON EAST 3187	\$2,750,000	01/07/2021
2	27 Daley St BENTLEIGH 3204	\$2,660,000	20/09/2021
3	9 Parklands Cr BRIGHTON EAST 3187	\$2,410,000	13/11/2021

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:

30/11/2021 12:48



4 2 3

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
September quarter 2021: \$2,525,000

Impeccable 4 bedroom + study 2.5 bathroom family home in customised Carter Grange class, showcasing 3 superb entertaining zones (gas fire), a state of the art stone kitchen (WI pantry & Bosch 900mm appliances), stunning main bedroom (dressing room & sublime ensuite), a covered patio in north facing manicured gardens & huge double auto garage. Quiet street, near Dendy Park.

Comparable Properties



51 Bourneville Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,750,000
Method: Sold Before Auction
Date: 01/07/2021
Property Type: House (Res)
Land Size: 410 sqm approx



27 Daley St BENTLEIGH 3204 (REI/VG)

Agent Comments

5 3 2

Price: \$2,660,000
Method: Private Sale
Date: 20/09/2021
Property Type: House
Land Size: 576 sqm approx



9 Parklands Cr BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 4

Price: \$2,410,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)