

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

273 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,321,250

Property Type House

Suburb Brighton East

Period - From 01/10/2021

to 30/09/2022

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	32 Shasta Av BRIGHTON EAST 3187	\$2,585,000	15/10/2022
2	184 Dendy St BRIGHTON EAST 3187	\$2,525,000	03/09/2022
3	9 Gleniffer Av BRIGHTON EAST 3187	\$2,340,000	21/09/2022

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:

17/11/2022 12:50

273 Dendy Street, Brighton East Vic 3187

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending September 2022: \$2,321,250



4 2 2

Property Type: House

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



32 Shasta Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 3

Price: \$2,585,000

Method: Private Sale

Date: 15/10/2022

Property Type: House

Land Size: 603 sqm approx



184 Dendy St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 3

Price: \$2,525,000

Method: Auction Sale

Date: 03/09/2022

Property Type: House (Res)



9 Gleniffer Av BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

5 2 2

Price: \$2,340,000

Method: Private Sale

Date: 21/09/2022

Property Type: House

Land Size: 642 sqm approx

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



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