

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

10 Tatong Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$2,312,500

Property Type House

Suburb Brighton East

Period - From 02/08/2021

to 01/08/2022

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	1/119 Wickham Rd HAMPTON EAST 3188	\$970,000	25/02/2022
2	2/7 Widdop Cr HAMPTON EAST 3188	\$950,000	27/06/2022
3	9/9-11 Barilla Rd MOORABBIN 3189	\$931,000	05/03/2022

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:

02/08/2022 11:27

10 Tatong Road, Brighton East Vic 3187

Chisholm&Gamon

Trish Mulcahy

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Indicative Selling Price

\$890,000 - \$950,000

Median House Price

02/08/2021 - 01/08/2022: \$2,312,500



3 1 2

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



1/119 Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$970,000

Method: Private Sale

Date: 25/02/2022

Property Type: House



2/7 Widdop Cr HAMPTON EAST 3188 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 27/06/2022

Property Type: Townhouse (Single)



9/9-11 Barilla Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$931,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Unit

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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