

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

32 Shasta Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price \$2,600,000

Median sale price

Median price \$2,360,000

Property Type House

Suburb Brighton East

Period - From 23/11/2021

to 22/11/2022

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	18 Comer St BRIGHTON EAST 3187	\$2,620,000	27/07/2022
2			
3			

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:

23/11/2022 16:56



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,600,000

Median House Price

23/11/2021 - 22/11/2022: \$2,360,000

Comparable Properties



18 Comer St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 2

Price: \$2,620,000

Method: Private Sale

Date: 27/07/2022

Property Type: House

Land Size: 697 sqm approx

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.