#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	32 Shasta Avenue, Brighton East Vic 3187
Including suburb and	

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Including suburb and	
postcode	

### Indicative selling price

Property offered for sale

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

Single price \$2,600,000

#### Median sale price

Median price \$2,360,00	0 Pro	operty Type H	ouse	Subur	Brighton East
Period - From 23/11/202	21 to	22/11/2022	So	urce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property **Price**

1	18 Comer St BRIGHTON EAST 3187	\$2,620,000	27/07/2022
2			
3			

OR

В\* 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



Date of sale

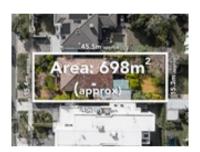






Property Type: House Agent Comments Indicative Selling Price \$2,600,000 Median House Price 23/11/2021 - 22/11/2022: \$2,360,000

## Comparable Properties



18 Comer St BRIGHTON EAST 3187 (REI/VG)

ON LAST STOT (

Price: \$2,620,000 Method: Private Sale Date: 27/07/2022 Property Type: House Land Size: 697 sqm approx

**--** 3

**Agent Comments** 

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.

Account - Jellis Craig | P: 03 9194 1200



