

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

2a Letchworth Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$2,275,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2024

to

30/06/2024

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	4/86 Fewster Rd HAMPTON 3188	\$810,000	29/08/2024
2	3/8 Eldon Ct HAMPTON EAST 3188	\$801,500	30/07/2024
3	11/138 Linacre Rd HAMPTON 3188	\$805,000	15/06/2024

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:

09/10/2024 15:29

2a Letchworth Avenue, Brighton East Vic 3187

**Jellis
Craig**

Aqil Saibo

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Indicative Selling Price

\$780,000 - \$820,000

Median House Price

June quarter 2024: \$2,275,000



 2  1  1

Property Type: House (Res)

Agent Comments

Comparable Properties



4/86 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

 2  1  1

Price: \$810,000

Method: Sold Before Auction

Date: 29/08/2024

Property Type: Unit



3/8 Eldon Ct HAMPTON EAST 3188 (REI)

Agent Comments

 2  1  1

Price: \$801,500

Method: Private Sale

Date: 30/07/2024

Property Type: Unit



11/138 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

 2  1  2

Price: \$805,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit

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



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