Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

lle						
2c and 2d DAWSON AVENUE BRIGHTON VIC 3186						
e see consumer.vio	c.gov.au	u/underquot	ing (*D	elete single pric	e or range	as applicable)
\$5,500,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$3,252,500	Property type			House	Suburb	Brighton
01 Oct 2023	to 30 Sep 2024		Source	Corelogic		
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 6 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						
	\$5,500,000 \$5,500,000 poplicable) \$3,252,500 01 Oct 2023 sales (*Delete A properties sold with offs representative of	2c and 2d DAWSON ce see consumer.vic.gov.au \$5,500,000 pplicable) \$3,252,500 Prop 01 Oct 2023 to sales (*Delete A or B is properties sold within two nt's representative consider	2c and 2d DAWSON AVENUE see see consumer.vic.gov.au/underquot \$5,500,000 \$5,500,000 Property type 01 Oct 2023 to 30 Sep 2 sales (*Delete A or B below as a properties sold within two kilometres on the representative considers to be more	2c and 2d DAWSON AVENUE BRIG see see consumer.vic.gov.au/underquoting (*D \$5,500,000 statements poplicable) 10 Oct 2023 10 Sep 2024 11 Sales (*Delete A or B below as application properties sold within two kilometres of the part's representative considers to be most compared to the part's representative considers to be most compared to the part's representative considers to be most compared to the part of	2c and 2d DAWSON AVENUE BRIGHTON VIC 318 the see consumer.vic.gov.au/underquoting (*Delete single price \$5,500,000 or range between poplicable) \$3,252,500 Property type House O1 Oct 2023 to 30 Sep 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale of the property for	2c and 2d DAWSON AVENUE BRIGHTON VIC 3186 the see consumer.vic.gov.au/underquoting (*Delete single price or range \$5,500,000 or range between \$5,500,000 Property type House Suburb O1 Oct 2023 to 30 Sep 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative considers to be most comparable to the property for sale in the last 6 or its representative cons

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 6 months.

This Statement of Information was prepared on: 25 October 2024



В*