

## 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

2/52 MILROY STREET BRIGHTON EAST VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,410,000

Property type

Other

Suburb

Brighton East

Period-from

01 Feb 2022

to

31 Jan 2023

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

3B SUNNYSIDE AVENUE BRIGHTON EAST VIC 3187	\$1,705,000	07-Dec-22
1/20 HORNBY STREET BRIGHTON EAST VIC 3187	\$1,780,000	09-Sep-22
1E RIDDELL PARADE ELSTERNWICK VIC 3185	\$1,800,000	16-Jan-23

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 6 months.

This Statement of Information was prepared on: 09 February 2023



**3B SUNNYSIDE AVENUE  
BRIGHTON EAST VIC 3187**

Sold Price **\$1,705,000** Sold Date **07-Dec-22**

 4  -  -

Distance **0.38km**



**1/20 HORNBY STREET BRIGHTON  
EAST VIC 3187**

Sold Price **\$1,780,000** Sold Date **09-Sep-22**

 4  3  2

Distance **1.27km**



**1E RIDDELL PARADE  
ELSTERNWICK VIC 3185**

Sold Price **\$1,800,000** Sold Date **16-Jan-23**

 2  2  2

Distance **1.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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