

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

18 Milliara Grove, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,825,000

&

\$2,900,000

Median sale price

Median price

\$2,188,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2023

to

30/09/2024

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	40 Bertram St ELSTERNWICK 3185	\$2,870,000	20/10/2024
2	11 Rogers Av BRIGHTON EAST 3187	\$2,900,000	12/06/2024
3	10 Valda Gr BRIGHTON 3186	\$2,860,000	20/05/2024

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:

14/11/2024 14:24

Lana Samuels

9645 9699

0435 165 633

lana@whitefoxrealestate.com.au

Indicative Selling Price

\$2,825,000 - \$2,900,000

Median House Price

Year ending September 2024: \$2,188,000



5
 2
 4

Property Type: House

Agent Comments

Comparable Properties

**40 Bertram St ELSTERNWICK 3185 (REI)**

Agent Comments

4
 3
 4

Price: \$2,870,000**Method:** Auction Sale**Date:** 20/10/2024**Property Type:** House (Res)**Land Size:** 697 sqm approx**11 Rogers Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

6
 3
 5

Price: \$2,900,000**Method:** Private Sale**Date:** 12/06/2024**Property Type:** House**Land Size:** 638 sqm approx**10 Valda Gr BRIGHTON 3186 (REI/VG)**

Agent Comments

4
 3
 2

Price: \$2,860,000**Method:** Private Sale**Date:** 20/05/2024**Property Type:** House (Res)**Land Size:** 743 sqm approx