

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

10 Trafalgar Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$3,700,000 Property Type House Suburb Brighton

Period - From 01/04/2022 to 30/06/2022 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	38 Davey Av BRIGHTON EAST 3187	\$1,650,000	11/03/2022
2	9 Lantana Rd GARDENVALE 3185	\$1,635,000	29/05/2022
3			

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: 02/08/2022 15:41

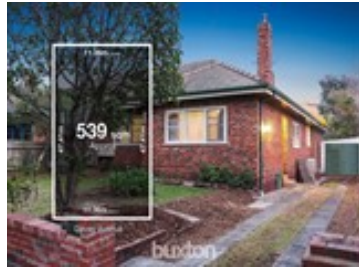


3 1 2

Property Type: House

Agent Comments

Comparable Properties



38 Davey Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 11/03/2022

Property Type: House

Land Size: 539 sqm approx



9 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments

3 2 2

Price: \$1,635,000

Method: Auction Sale

Date: 29/05/2022

Property Type: House (Res)

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.