# 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

2/19 Wairoa Avenue, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,000,000		&		\$1,100,000					
Median sale pi	rice									
Median price	\$2,340,000	Pro	operty Type	Hou	se		Suburb	Brighton East		
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	110 Centre Rd BRIGHTON EAST 3187	\$1,140,000	05/03/2022
2	9/33 Cluden St BRIGHTON EAST 3187	\$1,079,000	22/11/2021
3	7/196 North Rd BRIGHTON EAST 3187	\$925,000	01/11/2021

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:

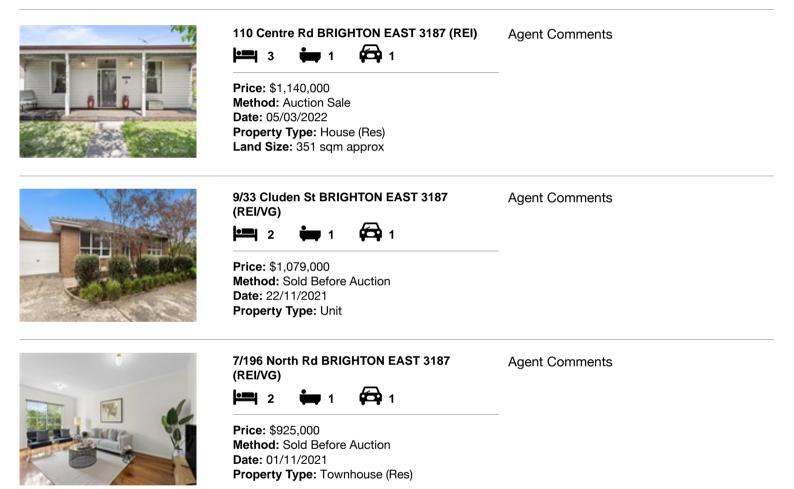
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**Property Type:** Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2021: \$2,340,000

# **Comparable Properties**



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Property data

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