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

5 Raymond Court, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,900,000		&		\$2,050,000				
Median sale p	rice		_						
Median price	\$2,125,000	Pro	operty Type	Hou	se		Suburb	Brighton East	
Period - From	20/01/2024	to	19/01/2025		So	urce	Property	/ Data	

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.

Ade	dress of comparable property	Price	Date of sale
1	544 Bluff Rd HAMPTON 3188	\$2,040,000	09/11/2024
2	128 Centre Rd BRIGHTON EAST 3187	\$1,978,000	05/10/2024
3	4 Henry St BRIGHTON EAST 3187	\$2,036,000	25/09/2024

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:

20/01/2025 11:54



5 Raymond Court, Brighton East Vic 3187



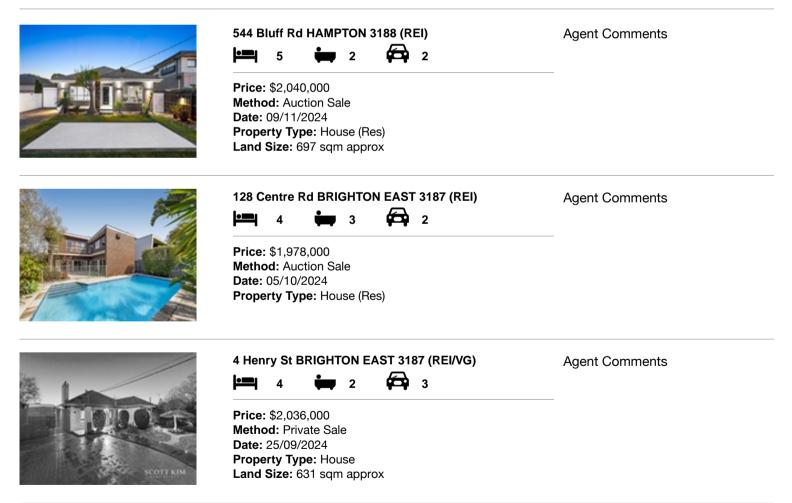




Property Type: House (Res) **Land Size:** 631 sqm approx Agent Comments Danielle Harvey 03 9194 1200 0433 509 786 danielleharvey@jelliscraig.com.au

Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price 20/01/2024 - 19/01/2025: \$2,125,000

Comparable Properties



Account - Jellis Craig | P: 03 9194 1200



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