

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 31 Dunoon Court, Brighton East Vic 3187

Indicative selling price

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

Single price - or range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,525,000 Property type Townhouse Suburb Brighton East

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

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
2/29 Dunoon Ct BRIGHTON EAST 3187	\$2,020,000	06/11/2021
2/45 Queen St ORMOND 3204	\$1,845,000	06/11/2021
36a Billson St BRIGHTON EAST 3187	\$2,050,000	20/10/2021

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: 10/11/2021