

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

24 Studley Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,900,000

&

\$2,080,000

Median sale price

Median price \$2,280,000

Property Type House

Suburb Brighton East

Period - From 01/07/2022

to

30/09/2022

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	51 Marriage Rd BRIGHTON EAST 3187	\$2,160,000	17/08/2022
2	111 Marriage Rd BRIGHTON EAST 3187	\$2,025,000	31/10/2022
3	2 Mayrose Cr BRIGHTON EAST 3187	\$1,966,000	05/08/2022

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:

08/11/2022 09:27

24 Studley Road, Brighton East Vic 3187

**Jellis
Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,080,000

Median House Price

September quarter 2022: \$2,280,000



4 3 3

Rooms: 7

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



51 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 3

Price: \$2,160,000

Method: Private Sale

Date: 17/08/2022

Property Type: House

Land Size: 683 sqm approx



111 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,025,000

Method: Private Sale

Date: 31/10/2022

Property Type: House

Land Size: 609 sqm approx



2 Mayrose Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,966,000

Method: Private Sale

Date: 05/08/2022

Property Type: House

Land Size: 618 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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