

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

9 Denton Street, Brighton East Vic 3187

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 \$2,217,500

Property Type House

Suburb Brighton East

Period - From 01/01/2021

to 31/03/2021

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	4 Raymond Ct BRIGHTON EAST 3187	\$1,650,000	14/11/2020
2	24 Clive St BRIGHTON EAST 3187	\$1,645,000	29/01/2021
3	13 Ward St BRIGHTON EAST 3187	\$1,600,000	20/12/2020

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:

04/05/2021 16:46



Property Type: House

Agent Comments

Comparable Properties



4 Raymond Ct BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House

Land Size: 689 sqm approx



24 Clive St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,645,000

Method: Private Sale

Date: 29/01/2021

Property Type: House



13 Ward St BRIGHTON EAST 3187 (VG)

Agent Comments



Price: \$1,600,000

Method: Sale

Date: 20/12/2020

Property Type: House (Res)

Land Size: 402 sqm approx