

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

319 South Road, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$1,880,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2024

to

30/09/2024

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	8 Atkinson St BENTLEIGH 3204	\$1,760,000	18/09/2024
2	124 Centre Rd BRIGHTON EAST 3187	\$1,765,000	15/06/2024
3	42 Gillard St BRIGHTON EAST 3187	\$1,750,000	04/05/2024

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:

04/11/2024 14:06

319 South Road, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,795,000

Median House Price

September quarter 2024: \$1,880,000



4 1 3

Property Type: House

Land Size: 776 sqm approx

Agent Comments

Comparable Properties



8 Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,760,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: House (Res)

Land Size: 635 sqm approx



124 Centre Rd BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,765,000

Method: Private Sale

Date: 15/06/2024

Property Type: House

Land Size: 803 sqm approx



42 Gillard St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 585 sqm approx

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



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