

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

326 North Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$2,320,000 Property Type House Suburb Brighton East

Period - From 01/04/2021 to 31/03/2022 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	401a North Rd CAULFIELD SOUTH 3162	\$1,383,000	26/03/2022
2	493 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,320,000	08/04/2022
3	350 Bambra Rd CAULFIELD SOUTH 3162	\$1,200,000	20/03/2022

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: 19/04/2022 11:34



3
 1
 2

Rooms: 2

Property Type: House

Land Size: 653 sqm approx

Agent Comments

Charmingly spacious, this classic three bedroom Art Deco family home presents a golden opportunity for a smart renovator or developer (Subject to Council Approval). Sitting on 653 sqm approx., this period delight gives you the chance to restore, renovate, rebuild or potentially redevelop.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2022: \$2,320,000

Comparable Properties



401a North Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3
 2
 3

Price: \$1,383,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)



493 Hawthorn Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3
 1
 1

Price: \$1,320,000

Method: Sold Before Auction

Date: 08/04/2022

Property Type: House (Res)



350 Bambra Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

2
 1
 4

Price: \$1,200,000

Method: Auction Sale

Date: 20/03/2022

Property Type: House (Res)

Account - Jellis Craig | P: 03 9194 1200