

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

4 ALFORD STREET BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,600,000

&

\$2,830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,335,000

Property type

House

Suburb

Brighton East

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

5 DAVIES STREET BRIGHTON EAST VIC 3187

\$2,450,000

17-May-24

91 UNION STREET BRIGHTON EAST VIC 3187

\$2,615,000

16-Jun-24

8 EISE COURT BRIGHTON EAST VIC 3187

\$2,700,000

05-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 15 November 2024



5 DAVIES STREET BRIGHTON EAST VIC 3187 Sold Price **\$2,450,000** Sold Date **17-May-24**

 4  3  2

Distance **0.32km**



91 UNION STREET BRIGHTON EAST VIC 3187 Sold Price **\$2,615,000** Sold Date **16-Jun-24**

 5  3  2

Distance **0.87km**



8 EISE COURT BRIGHTON EAST VIC 3187 Sold Price **\$2,700,000** Sold Date **05-Jun-24**

 4  3  2

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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