

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

2 Missouri Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$5,000,000

&

\$5,500,000

Median sale price

Median price \$3,002,500

Property Type House

Suburb Brighton

Period - From 01/10/2023

to

31/12/2023

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	28 Durrant St BRIGHTON 3186	\$5,150,000	03/11/2023
2	70 St Andrews St BRIGHTON 3186	\$5,055,000	05/12/2023
3	72 North Rd BRIGHTON 3186	\$5,050,000	01/12/2023

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:

19/03/2024 12:47

2 Missouri Avenue, Brighton Vic 3186

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

December quarter 2023: \$3,002,500



5 3 5

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



28 Durrant St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 1

Price: \$5,150,000

Method: Private Sale

Date: 03/11/2023

Property Type: House (Res)

Land Size: 645 sqm approx



70 St Andrews St BRIGHTON 3186 (REI/VG)

Agent Comments

5 3 2

Price: \$5,055,000

Method: Private Sale

Date: 05/12/2023

Property Type: House (Res)

Land Size: 613 sqm approx



72 North Rd BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$5,050,000

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 843 sqm approx

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



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