

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

645 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Brighton East

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	33 Bright St BRIGHTON EAST 3187	\$3,140,000	24/11/2023
2	17 Clonaig St BRIGHTON EAST 3187	\$2,995,000	24/02/2024
3	23 Shasta Av BRIGHTON EAST 3187	\$2,912,000	24/02/2024

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:

05/03/2024 14:35

645 Hawthorn Road, Brighton East Vic 3187

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

December quarter 2023: \$2,300,000



5 4 5

Property Type: House

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



33 Bright St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$3,140,000

Method: Private Sale

Date: 24/11/2023

Property Type: House (Res)

Land Size: 719 sqm approx



17 Clonaig St BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 2

Price: \$2,995,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



23 Shasta Av BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$2,912,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 743 sqm approx

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



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