

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

103 Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,995,000

Median sale price

Median price

\$2,475,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2024

to

31/03/2024

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	7 Roosevelt Ct BRIGHTON EAST 3187	\$2,120,000	04/03/2024
2	2 Summerhill Rd BRIGHTON EAST 3187	\$2,012,500	20/04/2024
3	10 Perry Ct BRIGHTON EAST 3187	\$1,950,000	02/03/2024

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:

24/04/2024 15:10



4 2 2

Property Type: House
Land Size: 618 sqm approx
Agent Comments

Comparable Properties

7 Roosevelt Ct BRIGHTON EAST 3187
(REI/VG)

Agent Comments

4 2 2

Price: \$2,120,000
Method: Private Sale
Date: 04/03/2024
Property Type: House (Res)
Land Size: 638 sqm approx



2 Summerhill Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 2

Price: \$2,012,500
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 709 sqm approx



10 Perry Ct BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 4

Price: \$1,950,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 641 sqm approx