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

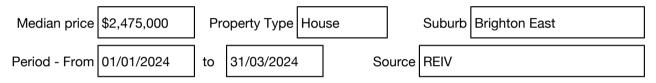
103 Marriage Road, Brighton East Vic 3187

Indicative selling price

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Single price \$1,995,000

Median sale price



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





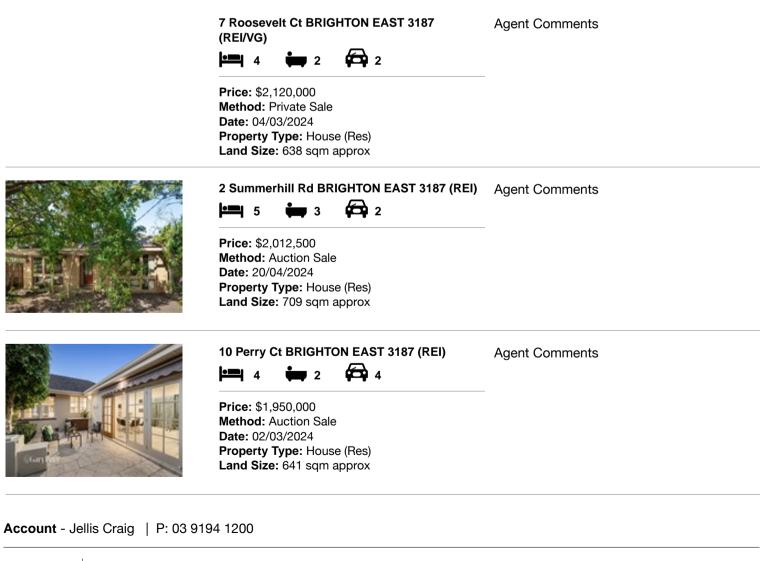
Nick Renna



Property Type: House **Land Size:** 618 sqm approx Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,995,000 Median House Price March quarter 2024: \$2,475,000

Comparable Properties





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