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 | 8 Churchill Court, Brighton East Vic 3187 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$2,4 | 00,000 | & \$ | \$2,640,000 |
|---------------------|--------|-------------|-------------|
|---------------------|--------|-------------|-------------|

Median sale price

| Median price | \$2,120,000 | Pro | perty Type | House | | Suburb | Brighton East |
|---------------|-------------|-----|------------|-------|--------|--------|---------------|
| Period - From | 01/01/2024 | to | 31/12/2024 | 9 | 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

| 1 | 111 Male St BRIGHTON 3186 | \$2,600,000 | 24/11/2024 |
|---|-----------------------------------|-------------|------------|
| 2 | 40 Teddington Rd HAMPTON 3188 | \$2,520,000 | 19/10/2024 |
| 3 | 30 Mclauchlin Av SANDRINGHAM 3191 | \$2,610,000 | 12/10/2024 |

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: | 25/02/2025 11:31 |
|--|------------------|



Date of sale









Rooms: 6

Property Type: House

Land Size: 641.549 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,640,000 **Median House Price**

Year ending December 2024: \$2,120,000

Comparable Properties



111 Male St BRIGHTON 3186 (REI/VG)





Agent Comments

Price: \$2,600,000 Method: Private Sale Date: 24/11/2024 Property Type: House Land Size: 559 sqm approx



40 Teddington Rd HAMPTON 3188 (REI/VG)







Price: \$2.520.000 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments



30 Mclauchlin Av SANDRINGHAM 3191 (REI/VG)





Agent Comments

Price: \$2,610,000 Method: Auction Sale Date: 12/10/2024

Property Type: House (Res) Land Size: 696 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400





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