## 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

9 Mackie Grove, Brighton East Vic 3187

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	n \$1,850,000		&		\$2,000,0	00		
Median sale price								
Median price	\$2,325,000	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18 Moore St BRIGHTON EAST 3187	\$1,860,000	26/02/2025
2	2a Oxford St BRIGHTON EAST 3187	\$1,940,000	05/01/2025
3	19 Roseberry Av BRIGHTON EAST 3187	\$1,965,000	15/12/2024

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:

06/05/2025 17:47





Eileen Bell





Property Type: House Agent Comments 91941200 0430 372 602 eileenbell@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price March quarter 2025: \$2,325,000

# **Comparable Properties**

18 Moore St BRIGHTON EAST 3187 (REI/VG)   1 1	Agent Comments
2a Oxford St BRIGHTON EAST 3187 (REI/VG)   4 2 2   Price: \$1,940,000   Method: Private Sale   Date: 05/01/2025   Property Type: House   Land Size: 566 sqm approx	Agent Comments
19 Roseberry Av BRIGHTON EAST 3187 (REI/VG) 4 2 2 2 Price: \$1,965,000 Method: Private Sale Date: 15/12/2024 Property Type: House Land Size: 550 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9194 1200



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