

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

10 Garden Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$4,135,000 Property Type House Suburb Brighton

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 | 158 Dendy St BRIGHTON EAST 3187 | \$2,850,000 | 16/11/2023 |
| 2 | 12a Comer St BRIGHTON EAST 3187 | \$2,751,000 | 02/05/2024 |
| 3 | | | |

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: 14/05/2024 13:37



Property Type:
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
March quarter 2024: \$4,135,000

Comparable Properties



158 Dendy St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,850,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 627 sqm approx



12a Comer St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$2,751,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: House (Res)
Land Size: 641 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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