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

13 Canterbury Place, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,000,000		&		\$3,300,000				
Median sale price									
Median price	\$3,150,000	Pro	Property Type Ho		ouse		Suburb	Brighton	
Period - From	15/02/2023	to	14/02/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	32 Gordon St HAMPTON 3188	\$3,250,000	16/12/2023
2	81 Orlando St HAMPTON 3188	\$3,010,000	16/11/2023
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:

15/02/2024 14:42









Property Type: Agent Comments Sam Mercuri 9194 1200 0403 525 808 sammercuri@jelliscraig.com.au

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price 15/02/2023 - 14/02/2024: \$3,150,000

Comparable Properties

32 Gordon St HAMPTON 3188 (REI) 3 1 2 Price: \$3,250,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 692 sqm approx	Agent Comments
81 Orlando St HAMPTON 3188 (REI/VG) 4 2 2 2 Price: \$3,010,000 Method: Sold Before Auction Date: 16/11/2023 Property Type: House (Res) Land Size: 655 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 9194 1200



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