

# 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 Comer Street, Brighton East, VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$2,350,000 & \$2,450,000

### Median sale price

Median price \$2,355,000 Property type House Suburb BRIGHTON EAST  
Period - From 04/10/2022 to 03/10/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 248a South Road Brighton East Vic 3187	\$2,428,888	2023-06-05
2 52 Lucas Street Brighton East Vic 3187	\$2,500,000	2023-08-11
3 27b Grout Street Hampton Vic 3188	\$2,390,000	2023-09-09

This Statement of Information was prepared on: 04/10/2023

