

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

14 Tatong Road, Brighton East Vic 3187

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 \$1,402,500 Property Type Unit Suburb Brighton East

Period - From 01/04/2023 to 30/06/2023 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	25 Kingston St HAMPTON 3188	\$2,832,000	04/03/2023
2	230 Were St BRIGHTON EAST 3187	\$2,750,000	25/02/2023
3	4 Roosevelt Ct BRIGHTON EAST 3187	\$2,500,000	17/06/2023

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:

23/08/2023 10:43



4 -

Property Type: House (Res)
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median Unit Price
June quarter 2023: \$1,402,500

Comparable Properties



25 Kingston St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 3

Price: \$2,832,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 675 sqm approx



230 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,750,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 685 sqm approx



4 Roosevelt Ct BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,500,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 627 sqm approx

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