## 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	16 Violet Crescent, Brighton East Vic 3187
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,850,000	&	\$1,950,000
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### Median sale price

Median price	\$2,475,000	Pro	perty Type	House		Suburb	Brighton East
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

Add	dress of comparable property	Price	Date of sale
1	22 Gillard St BRIGHTON EAST 3187	\$1,980,000	15/02/2024
2	46 Shasta Av BRIGHTON EAST 3187	\$1,980,000	09/12/2023
3	10 Perry Ct BRIGHTON EAST 3187	\$1,950,000	02/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/04/2024 16:41













**Agent Comments** 

Agent Comments

Agent Comments

Property Type: House (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,850,000 - \$1,950,000 **Median House Price** March quarter 2024: \$2,475,000

# Comparable Properties



22 Gillard St BRIGHTON EAST 3187 (REI/VG)





Price: \$1,980,000

Method: Sold Before Auction

Date: 15/02/2024

Price: \$1,980,000

Property Type: House (Res) Land Size: 697 sqm approx



46 Shasta Av BRIGHTON EAST 3187 (REI/VG)





Method: Auction Sale Date: 09/12/2023 Property Type: House (Res)

Land Size: 424 sqm approx



10 Perry Ct BRIGHTON EAST 3187 (REI)





Price: \$1,950,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res) Land Size: 641 sqm approx





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