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	

Indicative selling price

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

Range between	\$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$2,720,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	3a Louise St BRIGHTON EAST 3187	\$2,180,000	12/10/2023
2	3b Louise St BRIGHTON EAST 3187	\$2,130,000	22/07/2023
3	7a Hastings St MCKINNON 3204	\$2,120,000	12/06/2023

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:	23/11/2023 12:41



WHITEFOX

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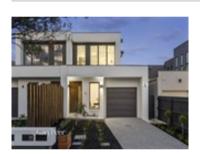
Indicative Selling Price \$1,950,000 - \$2,145,000 **Median House Price** September quarter 2023: \$2,720,000





Agent Comments

Comparable Properties



3a Louise St BRIGHTON EAST 3187 (REI/VG)

Price: \$2,180,000 Method: Auction Sale Date: 12/10/2023

Property Type: Townhouse (Res)

Agent Comments



3b Louise St BRIGHTON EAST 3187 (REI)





Price: \$2,130,000 Method: Auction Sale Date: 22/07/2023

Property Type: Townhouse (Res)

Agent Comments



7a Hastings St MCKINNON 3204 (REI/VG)





Price: \$2,120,000

Method: Sold Before Auction

Date: 12/06/2023

Property Type: Townhouse (Res) Land Size: 288 sqm approx

Agent Comments

Account - Whitefox Real Estate | P: 96459699



