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

1a Curzon Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	etween \$1,725,000		&		\$1,850,000			
Median sale price								
Median price	\$2,720,000	Pro	Property Type Hous		se		Suburb	Brighton East
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	4/16 Summerhill Rd BRIGHTON EAST 3187	\$1,890,000	08/09/2023
2	1b Carrington Gr BRIGHTON EAST 3187	\$1,890,000	19/08/2023
3	1 Camperdown St BRIGHTON EAST 3187	\$1,830,000	26/06/2023

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:

16/10/2023 19:41







Property Type: Land Size: 274 sqm approx Agent Comments Indicative Selling Price \$1,725,000 - \$1,850,000 Median House Price September quarter 2023: \$2,720,000

Comparable Properties

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	4/16 Summerhill Rd BRIGHTON EAST 3187 (VG) ■ 3 • ■ - • • • • • • • • • • • • • • • • •	Agent Comments			
	1b Carrington Gr BRIGHTON EAST 3187 (REI/VG) Image: A mathematical structure 4 Image: A mathematical structure Price: \$1,890,000 Method: Auction Sale Date: 19/08/2023 Property Type: Townhouse (Res) Land Size: 332 sqm approx	Agent Comments			
	1 Camperdown St BRIGHTON EAST 3187 (REI) 3 2 3 3 Price: \$1,830,000 Method: Private Sale Date: 26/06/2023 Property Type: Townhouse (Single)	Agent Comments			

Account - Marshall White | P: 03 9822 9999





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