## 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 Park View Road, Brighton East Vic 3187

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2/16-18 Montgomery St BRIGHTON EAST 3187	\$1,325,000	03/12/2023
2	1/5 Moon St BRIGHTON EAST 3187	\$1,250,000	10/12/2023
3	27 Northern Av BRIGHTON EAST 3187	\$1,240,000	01/05/2024

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:

30/05/2024 15:15



1a Park View Road, Brighton East Vic 3187







Rooms: 2 Property Type: House Land Size: 209 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2024: \$2,450,000

# **Comparable Properties**



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2/16-18 Montgomery St BRIGHTON EAST 3187 Agent Comments (REI)



Price: \$1,325,000 Method: Auction Sale Date: 03/12/2023 Property Type: Townhouse (Res)

1/5 Moon St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,250,000 Method: Auction Sale Date: 10/12/2023 Property Type: Townhouse (Res)



27 Northern Av BRIGHTON EAST 3187 (REI)



Price: \$1,240,000 Method: Private Sale Date: 01/05/2024 Property Type: Townhouse (Single)

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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