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

1c Cheeseman Avenue, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$2,355,000	Property Type Hou		Hous	ISE		Suburb	Brighton East	
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	5 Campbell St BENTLEIGH 3204	\$1,730,000	09/06/2023
2	15 Wilson St BENTLEIGH 3204	\$1,690,000	07/10/2023
3	197 Centre Rd BENTLEIGH 3204	\$1,630,000	10/06/2023

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:

11/10/2023 12:44







Property Type: Land Size: 682 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price June quarter 2023: \$2,355,000

Comparable Properties

5 Campbell St BENTLEIGH 3204 (REI/VG) Price: \$1,730,000 Method: Sold Before Auction Date: 09/06/2023 Property Type: House (Res) Land Size: 732 sqm approx	Agent Comments		
15 Wilson St BENTLEIGH 3204 (REI) 4 2 2 2 Price: \$1,690,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res)	Agent Comments		
197 Centre Rd BENTLEIGH 3204 (REI/VG) 3 1 3 3 Price: \$1,630,000 Method: Auction Sale Date: 10/06/2023 Property Type: House (Res) Land Size: 600 sqm approx	Agent Comments		

Account - Marshall White | P: 03 9822 9999



property data

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