

# 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 Stradbroke Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,592,750 Property Type Townhouse Suburb Brighton East

Period - From 03/06/2023 to 02/06/2024 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	Price	Date of sale
1	15/15a Wattle Gr MCKINNON 3204	\$1,173,000	23/03/2024
2	4/7 Beltane Av BRIGHTON EAST 3187	\$1,100,000	19/04/2024
3	6/195-197 North Rd GARDENVALE 3185	\$1,050,000	22/04/2024

**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: 03/06/2024 15:26