

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 2/21 Dawson Avenue, Brighton, Vic 3186

## Indicative selling price

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

Range between \$780,000 & \$850,000

## Median sale price

Median price \$1,220,000 Property type Apartment Suburb Brighton

Period - From 01/07/2023 to 30/09/2023 Source REIV

## Comparable property sales

**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
8/41 Shelley St Elwood 3184	\$870,000	03/11/2023
204/116 Martin St Brighton 3186	\$857,500	27/10/2023
12/1 Glen Huntly Rd Elwood 3184	\$815,000	28/10/2023

This Statement of Information was prepared on: 6/11/2023