

# 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

2 Missouri 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 \$5,500,000 & \$6,000,000

### Median sale price

Median price \$2,877,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/09/2023 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 | 8 Joyce St ELWOOD 3184         | \$5,475,000 | 04/08/2023   |
| 2 | 28 Durrant St BRIGHTON 3186    | \$5,150,000 | 09/11/2023   |
| 3 |                                |             |              |

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:

22/11/2023 09:32

2 Missouri Avenue, Brighton Vic 3186

**Jellis  
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$5,500,000 - \$6,000,000

**Median House Price**

September quarter 2023: \$2,877,500



 5  3  5

**Property Type:** House

Agent Comments

## Comparable Properties



**8 Joyce St ELWOOD 3184 (REI/VG)**

Agent Comments

 4  4  4

**Price:** \$5,475,000

**Method:** Private Sale

**Date:** 04/08/2023

**Property Type:** House (Res)

**Land Size:** 539 sqm approx



**28 Durrant St BRIGHTON 3186 (REI)**

Agent Comments

 4  3  1

**Price:** \$5,150,000

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** House

**Land Size:** 645 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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