

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

2 Vauluse Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$3,210,000 Property type House Suburb Brighton

Period - From 01/07/2022 to 30/06/2022 Source REIV

Comparable property sales

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
5/12 St James Park Dr BRIGHTON 3186	\$3,775,000	29/07/2023
26 Elm Gr BRIGHTON 3186	\$3,650,000	23/05/2023
7 Ballara Ct BRIGHTON 3186	\$3,205,000	01/04/2023

This Statement of Information was prepared on: 18/09/2023