

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 20 Landcox Street, Brighton East, VIC 3187

Indicative selling price

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

Single price or range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,450,000 Property type House Suburb BRIGHTON EAST
Period - From 12/04/2023 to 11/04/2024 Source core_logic

Comparable property sales

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.

| | Address of comparable property | Price | Date of sale |
|---|--|-------------|--------------|
| 1 | 1/1 Bundeera Road Caulfield South Vic 3162 | \$1,500,000 | 2024-02-06 |
| 2 | 345 Nepean Highway Brighton East Vic 3187 | \$1,520,000 | 2023-10-19 |
| 3 | | | |

This Statement of Information was prepared on: 12/04/2024

