## 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

26 Bourneville Avenue, Brighton East Vic 3187

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,428,888	Pro	operty Type	perty Type House		se		Brighton East
Period - From	02/05/2023	to	01/05/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	27 Bourneville Av BRIGHTON EAST 3187	\$2,450,000	16/03/2024
2			
3			

OR

**B**<sup>\*</sup> 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:

02/05/2024 13:11









Property Type: House Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price 02/05/2023 - 01/05/2024: \$2,428,888

# **Comparable Properties**

### 27 Bourneville Av BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$2,450,000 Method: Date: 16/03/2024 Property Type: House

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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