

Eric Cohen: Director & Owner Officer in Effective Control Licensed Estate Agent ABN 83 092 832 127

Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

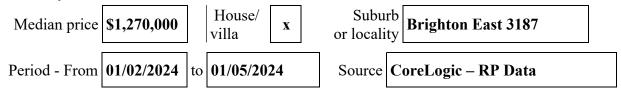
Property offered for sale: 3/23 Landcox Street, Brighton East, Vic 3187

Indicative selling price

Price:

\$1,495,000 **Private Sale**

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six (to $12\sim$) months that the estate agent or agent's representative considers to be most comparable to the property for sale. (~Where data is not available for 6 months, 12 months or more info has been advised)

Address of comparable property	Price	Date of sale
757 Nepean Highway, Brighton East Vic 3187	\$1,477,000	14/03/2024
14A Hughes Street, Brighton East Vic 3187	\$1,450,000	07/02/2024
16 Oxford Street, Brighton East Vic 3187	\$1,458,000	26/08/2023

- Some of the properties presented here, are similar, comparable properties that are to be found in the Ormond, and have recently sold, with similar features.
- This property is unique in building size, orientation, and finishes, and allowance should be made for such properties.

This statement of information was prepared on:

02/05/2024