



## 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

Median price **\$1,270,000** House/villa  Suburb or locality **Brighton East 3187**

Period - From **01/02/2024** to **01/05/2024** Source **CoreLogic – RP Data**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six (to 12~) 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**