

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

3 Dumaresq Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$2,330,000 Property Type House Suburb Brighton East

Period - From 01/04/2022 to 31/03/2023 Source 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 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
1	49a Apex Av HAMPTON EAST 3188	\$1,950,000	04/05/2023
2	12 Auckland St BENTLEIGH 3204	\$1,928,000	04/04/2023
3			

OR

B* 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: 16/06/2023 13:40

3 Dumaresq Street, Brighton East Vic 3187

**Jellis
Craig**

Melina Scriva
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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

Year ending March 2023: \$2,330,000



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



49a Apex Av HAMPTON EAST 3188 (REI)

Agent Comments

 4  3  3

Price: \$1,950,000

Method: Sold Before Auction

Date: 04/05/2023

Property Type: House (Res)

Land Size: 356 sqm approx



12 Auckland St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,928,000

Method: Expression of Interest

Date: 04/04/2023

Property Type: House

Land Size: 416 sqm approx

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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