

# 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 30 Summerhill Road, Brighton East, VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$2,400,000 & \$2,640,000

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property          | Price       | Date of sale |
|---|---|-------------|--------------|
| 1 | 16 Talofa Avenue Brighton East Vic 3187 | \$2,622,000 | 2023-06-17   |
| 2 | 44 Grandview Road Brighton Vic 3186     | \$2,657,000 | 2023-02-25   |
| 3 | 642 Hampton Street Brighton Vic 3186    | \$2,435,000 | 2023-06-21   |

This Statement of Information was prepared on:

