

# 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 33 Letchworth Avenue, 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)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,720,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 to 30/09/2023 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	26 Studley Rd BRIGHTON EAST 3187	\$3,275,000	02/09/2023
2	23 Studley Rd BRIGHTON EAST 3187	\$3,040,000	14/09/2023
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: 25/10/2023 15:42



5 3 3

**Property Type:** House  
**Land Size:** 645 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median House Price**  
September quarter 2023: \$2,720,000

## Comparable Properties



26 Studley Rd BRIGHTON EAST 3187 (REI)

**Agent Comments**

5 3 2

**Price:** \$3,275,000  
**Method:** Auction Sale  
**Date:** 02/09/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



23 Studley Rd BRIGHTON EAST 3187 (REI)

**Agent Comments**

5 3 2

**Price:** \$3,040,000  
**Method:** Private Sale  
**Date:** 14/09/2023  
**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 - Marshall White | P: 03 9822 9999



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