

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

4 Vernon Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,700,000 & \$1,750,000

Median sale price

Median price \$2,440,000 Property Type House Suburb Brighton East

Period - From 01/10/2022 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	1c Cheeseman Av BRIGHTON EAST 3187	\$1,820,000	11/11/2023
2	53 Union St BRIGHTON EAST 3187	\$1,700,000	28/10/2023
3	65 Marriage Rd BRIGHTON EAST 3187	\$1,700,000	09/10/2023

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:

14/11/2023 18:41



3 1.5

Property Type: House (Previously Occupied - Detached)

Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,750,000

Median House Price

Year ending September 2023: \$2,440,000

Comparable Properties



1c Cheeseman Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,820,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House

Land Size: 682 sqm approx



53 Union St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 3

Price: \$1,700,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House

Land Size: 594 sqm approx



65 Marriage Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 1

Price: \$1,700,000

Method: Private Sale

Date: 09/10/2023

Property Type: House