Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 Welwyn Avenue, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$2,000,000 \$2,150,000 &

Median sale price

Median price	\$1,585,000	Pro	perty Type	Townhouse		Suburb	Brighton East
Period - From	17/06/2023	to	16/06/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	56 Lucas St BRIGHTON EAST 3187	\$2,090,000	30/05/2024
2			
3			

OR

В* 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:	17/06/2024 12:51





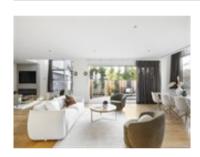




Property Type: Townhouse **Land Size:** 378 sqm approx Agent Comments

Indicative Selling Price \$2,000,000 - \$2,150,000 Median Townhouse Price 17/06/2023 - 16/06/2024: \$1,585,000

Comparable Properties



56 Lucas St BRIGHTON EAST 3187 (REI)

3





Agent Comments

280sqm

Price: \$2,090,000

Method: Sold Before Auction

Date: 30/05/2024

Property Type: House (Res)

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 - Atria Real Estate



