

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

6 Welwyn Avenue, Brighton East Vic 3187

Indicative selling price

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

Property 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 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	56 Lucas St BRIGHTON EAST 3187	\$2,090,000	30/05/2024
2			
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:

17/06/2024 12:51



3 2 3

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)

Agent Comments

3 2 2

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