

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 645 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

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

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

Median sale price

Median price \$2,450,000 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/12/2023 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	5 Davey Av BRIGHTON EAST 3187	\$3,550,000	27/10/2023
2	17 Jenkins St CAULFIELD SOUTH 3162	\$3,321,000	18/02/2024
3	18 Grandview Rd BRIGHTON 3186	\$3,255,000	29/11/2023

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: 20/02/2024 14:54



5 4 4

Property Type: House

Agent Comments

Comparable Properties



5 Davey Av BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 2

Price: \$3,550,000

Method: Sold After Auction

Date: 27/10/2023

Property Type: House (Res)

Land Size: 749 sqm approx



17 Jenkins St CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 2

Price: \$3,321,000

Method: Auction Sale

Date: 18/02/2024

Property Type: House (Res)

Land Size: 585 sqm approx



18 Grandview Rd BRIGHTON 3186 (REI/VG)

Agent Comments

5 3 3

Price: \$3,255,000

Method: Private Sale

Date: 29/11/2023

Property Type: House

Land Size: 603 sqm approx