

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

7 Bayview Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,300,000 Property type House Suburb Brighton East

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
8 Leinster St ORMOND 3204	\$2,080,000	23/10/2023
21 Clinton St BRIGHTON EAST 3187	\$1,915,000	13/12/2023
1c Cheeseman Av BRIGHTON EAST 3187	\$1,820,000	11/11/2023

This Statement of Information was prepared on: 16/02/2024