

# 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 8 Talofa Avenue, Brighton East, VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$2,400,000 & \$2,490,000

### Median sale price

Median price \$2,437,500 Property type House Suburb BRIGHTON EAST  
Period - From 21/02/2023 to 20/02/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	47 Shasta Avenue Brighton East Vic 3187	\$2,400,000	2023-11-22
2	3 Edgar Street Brighton Vic 3186	\$2,520,000	2023-11-24
3			

This Statement of Information was prepared on: 21/02/2024

