## 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

2 Waverley Street, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$3,750,000		&		\$4,000,000				
Median sale p	rice								
Median price	\$2,475,000	Pro	operty Type	Hous	se		Suburb	Brighton East	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	73 Comer St BRIGHTON EAST 3187	\$4,800,000	05/03/2024
2	35 Comer St BRIGHTON EAST 3187	\$4,351,000	23/03/2024
3	25 Canberra Gr BRIGHTON EAST 3187	\$4,350,000	24/11/2023

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.

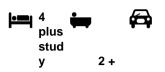
This Statement of Information was prepared on:

15/04/2024 12:11









Property Type: House Land Size: 690 sqm approx Agent Comments Indicative Selling Price \$3,750,000 - \$4,000,000 Median House Price March quarter 2024: \$2,475,000

# **Comparable Properties**



73 Comer St BRIGHTON EAST 3187 (REI)

35 Comer St BRIGHTON EAST 3187 (REI)

**2** 



Price: \$4,800,000 Method: Private Sale Date: 05/03/2024 Property Type: House Land Size: 656 sqm approx Agent Comments

Agent Comments



Price: \$4,351,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res)

Land Size: 691 sqm approx

**-** 5

25 Canberra Gr BRIGHTON EAST 3187 (VG)



) Agent Comments

Price: \$4,350,000 Method: Sale Date: 24/11/2023 Property Type: House (Res) Land Size: 608 sqm approx

#### Account - Atria Real Estate



propertydata

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