

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

355 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,150,000 & \$2,300,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 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	303 South Rd BRIGHTON EAST 3187	\$2,300,000	25/11/2023
2	7 Roosevelt Ct BRIGHTON EAST 3187	\$2,120,000	04/03/2024
3	60 Shasta Av BRIGHTON EAST 3187	\$2,030,000	24/02/2024

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:

20/05/2024 15:25

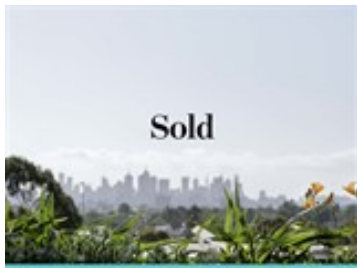


4 2 2

Property Type: House
Land Size: 619 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,300,000
Median House Price
Year ending March 2024: \$2,450,000

Comparable Properties



303 South Rd BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 1 2

Price: \$2,300,000
Method: Private Sale
Date: 25/11/2023
Property Type: House
Land Size: 780 sqm approx

7 Roosevelt Ct BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 2 2

Price: \$2,120,000
Method: Private Sale
Date: 04/03/2024
Property Type: House (Res)
Land Size: 638 sqm approx



60 Shasta Av BRIGHTON EAST 3187 (REI) **Agent Comments**

4 1 2

Price: \$2,030,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 715 sqm approx

Account - Fredman Property Group