

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

27a Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,700,000 & \$2,850,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Brighton East

Period - From 01/04/2024 to 31/03/2025 Source Property Data

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 | 2a Garden Av BRIGHTON EAST 3187 | \$2,725,000 | 28/11/2024 |
| 2 | | | |
| 3 | | | |

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: 01/04/2025 13:11

Joel Fredman
0413 487 837
joel@fredman.com.au



 4  3  3

Property Type: House (Res)

Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,850,000

Median Townhouse Price

01/04/2024 - 31/03/2025: \$1,500,000

Comparable Properties



2a Garden Av BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  2

Price: \$2,725,000

Method: Private Sale

Date: 28/11/2024

Property Type: Townhouse (Single)

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.

Account - Fredman



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