

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

7a Hughes Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$2,400,000

Median sale price

Median price \$2,417,500

Property Type House

Suburb Brighton East

Period - From 05/10/2022

to 04/10/2023

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	20b Camperdown St BRIGHTON EAST 3187	\$2,700,000	26/06/2023
2	22A Regent St BRIGHTON EAST 3187	\$2,400,000	07/08/2023
3	34c Bourneville Av BRIGHTON EAST 3187	\$2,295,000	21/05/2023

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:

05/10/2023 13:09