

# 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

23 Billson Street, 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)

Range between \$2,200,000 & \$2,300,000

### Median sale price

Median price \$1,760,000 Property Type Townhouse Suburb Brighton East

Period - From 22/06/2021 to 21/06/2022 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	9b Roosevelt Ct BRIGHTON EAST 3187	\$2,300,000	22/04/2022
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: 22/06/2022 10:31



 4    4    2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$2,200,000 - \$2,300,000  
**Median Townhouse Price**  
22/06/2021 - 21/06/2022: \$1,760,000

## Comparable Properties



**9b Roosevelt Ct BRIGHTON EAST 3187**  
(REI/VG)

Agent Comments

 4    3    2

**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 22/04/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 322 sqm approx

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 - Marshall White | P: 03 9822 9999 | F: 03 9824 4897