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	1/18 Dendy Street, Brighton Vic 3186

Indicative selling price

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

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

Median sale price

Median price $3,475,000 Property Type House Suburb Brighton

Period - From 01/07/2024 to 30/09/2024 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	28 Grant St BRIGHTON EAST 3187	$2,150,000	12/10/2024
2	2/71 Roslyn St BRIGHTON 3186	$2,235,000	21/05/2024
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: 22/10/2024 12:11

1/18 Dendy Street, Brighton Vic 3186



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2024: $3,475,000

Comparable Properties



28 Grant St BRIGHTON EAST 3187 (REI)

3 2 1

Price: $2,150,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)

Agent Comments



2/71 Roslyn St BRIGHTON 3186 (REI/VG)

4 2 2

Price: $2,235,000
Method: Sold Before Auction
Date: 21/05/2024
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments

One of two, more accommodation and two levels

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

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