

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

13 Landcox Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,217,500 Property Type House Suburb Brighton East

Period - From 01/01/2021 to 31/03/2021 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	34 Agnew St BRIGHTON EAST 3187	\$1,650,000	01/04/2021
2	319 Nepean Hwy BRIGHTON EAST 3187	\$1,601,000	20/03/2021
3	14 Parklands Cr BRIGHTON EAST 3187	\$1,705,000	25/01/2021

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: 12/07/2021 16:51



3 1 2

Property Type: House
Land Size: 575 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 March quarter 2021: \$2,217,500

Comparable Properties



34 Agnew St BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 1 3

Price: \$1,650,000
Method: Private Sale
Date: 01/04/2021
Property Type: House
Land Size: 655 sqm approx



319 Nepean Hwy BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 2 2

Price: \$1,601,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 643 sqm approx



14 Parklands Cr BRIGHTON EAST 3187 (REI/VG) Agent Comments

5 3 2

Price: \$1,705,000
Method: Private Sale
Date: 25/01/2021
Rooms: 7
Property Type: House
Land Size: 802 sqm approx