

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 8 Letchworth Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/12/2023 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	599 Nepean Hwy BRIGHTON EAST 3187	\$2,250,000	02/10/2023
2	303 South Rd BRIGHTON EAST 3187	\$2,300,000	25/11/2023
3	14 Gillard St BRIGHTON EAST 3187	\$2,450,000	28/10/2023

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: 24/01/2024 10:36

8 Letchworth Avenue, Brighton East Vic 3187

MARSHALLWHITE

Rosslyn Mastrangelo
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Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

Year ending December 2023: \$2,450,000



3 1 2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



599 Nepean Hwy BRIGHTON EAST 3187 (REI) Agent Comments

4 2 4

Price: \$2,250,000

Method: Private Sale

Date: 02/10/2023

Property Type: House (Res)



303 South Rd BRIGHTON EAST 3187 (REI) Agent Comments

4 1 2

Price: \$2,300,000

Method: Private Sale

Date: 25/11/2023

Property Type: House

Land Size: 780 sqm approx



14 Gillard St BRIGHTON EAST 3187 (REI) Agent Comments

4 4 3

Price: \$2,450,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 935 sqm approx

Account - Marshall White | P: 03 9822 9999



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