

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

10 Byron Street, Brighton, VIC 3186

Indicative selling price

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

Single price

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 or range between

\$4,200,000

 &

\$4,500,000

Median sale price

Median price

\$3,230,000

 Property type

House

 Suburb

BRIGHTON

Period - From

25/10/2022

 to

24/10/2023

 Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	41 Hanby Street Brighton Vic 3186	\$4,515,000	2023-10-04
2	23 Gray Street Brighton Vic 3186	\$4,252,000	2023-09-23
3	5 Stanley Street Brighton Vic 3186	\$4,605,000	2023-07-07

This Statement of Information was prepared on:

25/10/2023

