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

103 South Road, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,500,000		&		\$3,850,000			
Median sale p	rice							
Median price	\$3,210,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Kinane St BRIGHTON 3186	\$4,740,000	04/09/2023
2	32 Champion St BRIGHTON 3186	\$4,120,000	18/05/2023
3	15 Lucas St BRIGHTON EAST 3187	\$3,600,000	28/05/2023

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:

20/09/2023 12:16



103 South Road, Brighton Vic 3186

NICK JOHNSTONE your personal agent





Property Type: House Land Size: 1010 sqm approx Agent Comments

03 9553 8300 0435 937 864 joe@nickjohnstone.com.au

Joe Doyle

Indicative Selling Price \$3,500,000 - \$3,850,000 **Median House Price** Year ending June 2023: \$3,210,000

Comparable Properties



7 Kinane St BRIGHTON 3186 (REI)



Price: \$4,740,000 Method: Private Sale Date: 04/09/2023 Property Type: House (Res) Land Size: 800 sqm approx Agent Comments

Agent Comments

32 Champion St BRIGHTON 3186 (REI/VG)



Price: \$4,120,000 Method: Private Sale Date: 18/05/2023 Property Type: House (Res) Land Size: 814 sqm approx



15 Lucas St BRIGHTON EAST 3187 (VG)



бора –

Agent Comments

Price: \$3,600,000 Method: Sale Date: 28/05/2023 Property Type: Land Land Size: 923 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400





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