

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 consumer.vic.gov.au/underquoting

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$3,210,000

Property Type House

Suburb Brighton

Period - From 01/07/2022

to 30/06/2023

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	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

Joe Doyle

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Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

Year ending June 2023: \$3,210,000



3 2 2

Property Type: House

Land Size: 1010 sqm approx

Agent Comments

Comparable Properties



7 Kinane St BRIGHTON 3186 (REI)

Agent Comments

5 3 2

Price: \$4,740,000

Method: Private Sale

Date: 04/09/2023

Property Type: House (Res)

Land Size: 800 sqm approx

32 Champion St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

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)

Agent Comments

4 - -

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