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

109A Carpenter Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,650,0	00		
Median sale p	rice							
Median price	\$3,205,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/04/2023	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Nanoon CI BRIGHTON 3186	\$1,750,000	12/09/2023
2	17 Bridge St BRIGHTON 3186	\$1,700,000	16/06/2023
3	20 Centre Rd BRIGHTON EAST 3187	\$1,630,000	03/06/2023

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:

02/10/2023 16:43







Property Type: Townhouse Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price June quarter 2023: \$3,205,000

Comparable Properties



7 Nanoon CI BRIGHTON 3186 (REI)



Price: \$1,750,000 Method: Sold Before Auction Date: 12/09/2023 Property Type: Townhouse (Res) Agent Comments



17 Bridge St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,700,000 Method: Private Sale Date: 16/06/2023 Property Type: Townhouse (Single) Land Size: 320 sqm approx



20 Centre Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,630,000 Method: Auction Sale Date: 03/06/2023 Property Type: Townhouse (Res) Land Size: 300 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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