Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale													
Incl	Address luding suburb and postcode	d	113 Male Street, Brighton Vic 3186										
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$1,950,000 & \$2,100,000													
Median sale price													
Me	dian price \$3,20	5,000	Pro	perty Type	Hous	е		Subur	Brighton				
Peri	od - From 01/04	/2023	to	30/06/2023	3	Sc	ource	REIV			4		
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		te of sale		
1	15a Chelsea St BRIGHTON 3186								\$2,200,000	20,	20/05/2023		
2	94 Martin St BRIGHTON 3186								\$2,085,000	29,	29/04/2023		
3	16 Rooding St BRIGHTON 3186								\$2,000,000	18,	18/02/2023		
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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:



02/08/2023 15:59

OR

B*







Property Type: House Land Size: 342 sqm approx

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price** June quarter 2023: \$3,205,000

Comparable Properties



15a Chelsea St BRIGHTON 3186 (REI)

Price: \$2,200,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 331 sqm approx **Agent Comments**



94 Martin St BRIGHTON 3186 (REI/VG)

Price: \$2,085,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 420 sqm approx **Agent Comments**



16 Rooding St BRIGHTON 3186 (REI)

Price: \$2,000,000 Method: Private Sale Date: 18/02/2023 Property Type: House **Agent Comments**

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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