

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

123 Male Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$3,205,000

Property Type House

Suburb Brighton

Period - From 01/04/2023

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	51 Lantana Rd GARDENVALE 3185	\$1,416,000	20/05/2023
2	112 Thomas St BRIGHTON EAST 3187	\$1,318,000	30/04/2023
3			

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:

19/07/2023 09:45



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Property Type: House (Res)

Land Size: 197 sqm approx

Agent Comments

Comparable Properties



51 Lantana Rd GARDENVALE 3185 (REI)

Agent Comments

3 1 -

Price: \$1,416,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)



112 Thomas St BRIGHTON EAST 3187
(REI/VG)

Agent Comments

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Price: \$1,318,000

Method: Sold Before Auction

Date: 30/04/2023

Property Type: House (Res)

Land Size: 381 sqm approx

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.