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

128 Bay Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,000,000		&		\$3,300,000				
Median sale p	rice								
Median price	\$3,150,000	Pro	operty Type	Hou	ISE		Suburb	Brighton	
Period - From	12/02/2023	to	11/02/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	47 Drake St BRIGHTON 3186	\$2,825,000	15/01/2024
2			
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:

12/02/2024 21:48



128 Bay Street, Brighton Vic 3186

FREDMAN

Joel Fredman 0413 487 837 joel@fredman.com.au





Property Type: House (Res) **Land Size:** 434 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price 12/02/2023 - 11/02/2024: \$3,150,000

Comparable Properties



47 Drake St BRIGHTON 3186 (REI)

Price: \$2,825,000 Method: Private Sale Date: 15/01/2024 Property Type: House Land Size: 302 sqm approx Agent Comments

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.

Account - Fredman Property Group





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