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

135 North Road, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,250,000		&		\$3,500,000				
Median sale price									
Median price	\$3,162,750	Pro	Property Type		House		Suburb	Brighton	
Period - From	01/01/2023	to	31/12/2023		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 sixmonths 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	114 Cole St BRIGHTON 3186	\$3,400,000	09/09/2023
2	13 Cowper St BRIGHTON 3186	\$3,350,000	25/10/2023
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:

21/02/2024 16:22







Property Type: Agent Comments Indicative Selling Price \$3,250,000 - \$3,500,000 Median House Price Year ending December 2023: \$3,162,750

Comparable Properties

114 Cole St BRIGHTON 3186 (REI/VG) 4 2 2 2 Price: \$3,400,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 543 sqm approx	Agent Comments
13 Cowper St BRIGHTON 3186 (REI/VG) 4 2 1 Price: \$3,350,000 Method: Private Sale Date: 25/10/2023 Property Type: House Land Size: 579 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 - Marshall White | P: 03 9822 9999

propertydata



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