

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 between

\$3,250,000

&

\$3,500,000

Median sale price

Median price

\$3,162,750

Property Type

House

Suburb

Brighton

Period - From

01/01/2023

to

31/12/2023

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	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)

Agent Comments



Price: \$3,400,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 543 sqm approx



13 Cowper St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,350,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 579 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.

Account - Marshall White | P: 03 9822 9999