# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2 St James Mews, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$2,900,000		&		\$3,100,000				
Median sale price									
Median price	\$3,255,000	Pro	Property Type		House		Suburb	Brighton	
Period - From	01/04/2023	to	31/03/2024		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.

Address of comparable property		Price	Date of sale
1	4 May St BRIGHTON 3186	\$3,155,000	24/11/2023
2	5 Cowper St BRIGHTON 3186	\$3,062,500	18/11/2023
3			

OR

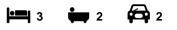
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/05/2024 14:50







**Property Type:** House (Res) **Land Size:** 461 sqm approx Agent Comments Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price Year ending March 2024: \$3,255,000

# **Comparable Properties**

4 May St BRIGHTON 3186 (REI/VG) 3 2 2 2 Price: \$3,155,000 Method: Private Sale Date: 24/11/2023 Property Type: House (Res) Land Size: 572 sqm approx	Agent Comments
5 Cowper St BRIGHTON 3186 (REI/VG) 3  3  5 Cowper St BRIGHTON 3186 (REI/VG) 5 Cowper St BRIGHTON 3186 (REI/VG) 2  5 Cowper St BRIGHTON 3186 (REI/VG) 5 Cowper St BRIGHTON 3186 (REI/VG) 2  5 Cowper St BRIGHTON 3186 (REI/VG) 5 Cowper St BRIGHTON 3186 (REI/VG) 2  5 Cowper St BRIGHTON 3186 (REI/VG) 5 Cowper St BRI	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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