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 4/44 Durrant Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale pr	rice							
Median price	\$1,318,750	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	22 Agnew St BRIGHTON EAST 3187	\$1,430,000	17/07/2023
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:

26/12/2023 22:39









Rooms: 4 Property Type: Unit Agent Comments Melina Scriva 9194 1200 0419 348 606 melinascriva@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median Unit Price Year ending September 2023: \$1,318,750

Comparable Properties



22 Agnew St BRIGHTON EAST 3187 (REI/VG) Agent Comments

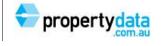


Price: \$1,430,000 Method: Private Sale Date: 17/07/2023 Property Type: House Land Size: 390 sqm approx

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 - Jellis Craig | P: 03 9194 1200





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