# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

Address	400 New Street, Brighton Vic 3186
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$7,950,000	&	\$8,700,000
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## Median sale price

Median price	\$3,210,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/10/2022	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

1	7 Normanby St BRIGHTON 3186	\$10,250,000	19/10/2023
2	36 Cochrane St BRIGHTON 3186	\$9,600,000	09/07/2023
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:	17/11/2023 12:23



Date of sale











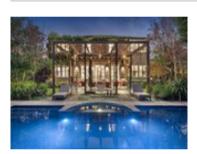
**Property Type:** House (Res) **Land Size:** 1253 sqm approx

**Agent Comments** 

Indicative Selling Price \$7,950,000 - \$8,700,000 Median House Price

Year ending September 2023: \$3,210,000

# Comparable Properties



7 Normanby St BRIGHTON 3186 (REI)

**—** 6





Agent Comments

**Price:** \$10,250,000 **Method:** Private Sale **Date:** 19/10/2023

Property Type: House (Res) Land Size: 1026 sqm approx



36 Cochrane St BRIGHTON 3186 (REI)

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**6** 

Price: \$9,600,000 Method: Private Sale Date: 09/07/2023

Property Type: House (Res)

**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



