

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

400 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$7,950,000

&

\$8,700,000

Median sale price

Median price \$3,210,000

Property 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 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	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



 4  4  4

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)

Agent Comments

 6  4  3

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)

Agent Comments

 5  2  2

Price: \$9,600,000
Method: Private Sale
Date: 09/07/2023
Property Type: House (Res)

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



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