

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

407 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$4,135,000 Property Type House Suburb Brighton

Period - From 01/01/2024 to 31/03/2024 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	1a Carpenter St BRIGHTON 3186	\$2,280,000	02/02/2024
2	30 Elm Gr BRIGHTON 3186	\$2,140,000	02/12/2023
3	3 Clarkson Av BRIGHTON 3186	\$2,000,000	26/10/2023

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:

19/04/2024 14:55

Nick Johnstone

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2024: \$4,135,000



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1a Carpenter St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 3

Price: \$2,280,000

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 319 sqm approx



30 Elm Gr BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,140,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 356 sqm approx



3 Clarkson Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,000,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: House (Res)

Land Size: 465 sqm approx

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