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

5 Ebden Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,950,000			
Median sale p	rice							
Median price	\$3,162,750	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/01/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	42 Ebden St BRIGHTON 3186	\$2,955,000	24/10/2023
2	15 Cowper St BRIGHTON 3186	\$2,900,000	12/09/2023
3	100 Martin St BRIGHTON 3186	\$2,850,000	01/11/2023

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:

29/02/2024 11:28









Rooms: 5 Property Type: House (Res) Land Size: 668.099 sqm approx Agent Comments

Indicative Selling Price \$2,700,000 - \$2,950,000 Median House Price Year ending December 2023: \$3,162,750

Comparable Properties



4 2 Price: \$2,955,000

42 Ebden St BRIGHTON 3186 (REI/VG)

15 Cowper St BRIGHTON 3186 (REI/VG)

Method: Sold Before Auction Date: 24/10/2023 Property Type: House (Res) Land Size: 468 sqm approx

Agent Comments

Agent Comments



Price: \$2,900,000 Method: Private Sale Date: 12/09/2023 Property Type: House (Res) Land Size: 577 sqm approx



100 Martin St BRIGHTON 3186 (REI) **2**

- 4 3 Agent Comments

Price: \$2,850,000 Method: Auction Sale Date: 01/11/2023 Property Type: House (Res) Land Size: 604 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



propertydata

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