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 James Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$3,162,750	Pro	operty Type	Hous	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.

Add	dress of comparable property	Price	Date of sale
1	2/4 Sheridan Gr CAULFIELD SOUTH 3162	\$1,430,000	07/12/2023
2	1/61 Black St BRIGHTON 3186	\$1,340,000	14/10/2023
3	2/43 Warleigh Gr BRIGHTON 3186	\$1,320,000	24/02/2024

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:

27/02/2024 15:51









Property Type: House Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending December 2023: \$3,162,750

Comparable Properties



2/4 Sheridan Gr CAULFIELD SOUTH 3162 (REI/VG)



Price: \$1,430,000 Method: Sold Before Auction Date: 07/12/2023 Property Type: Townhouse (Res)

Agent Comments

Agent Comments





Price: \$1,340,000 Method: Auction Sale Date: 14/10/2023 Property Type: Villa

2/43 Warleigh Gr BRIGHTON 3186 (REI)



Agent Comments



Price: \$1,320,000 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000



propertydata

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