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	5 Merton Avenue, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between \$5,700,000	&	\$6,000,000
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Median sale price

Median price	\$3,255,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/04/2023	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

1	12 Normanby St BRIGHTON 3186	\$7,300,000	26/03/2024
2	17 Meek St BRIGHTON 3186	\$5,600,000	02/03/2024
3	1a Newbay Cr BRIGHTON 3186	\$5,500,000	01/03/2024

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:	22/04/2024 16:38



Date of sale

FREDMAN

Joel Fredman 0413 487 837 joel@fredman.com.au

Indicative Selling Price \$5,700,000 - \$6,000,000 **Median House Price** Year ending March 2024: \$3,255,000







Property Type: House Land Size: 764 sqm approx

Agent Comments

Comparable Properties



12 Normanby St BRIGHTON 3186 (REI)





Price: \$7,300,000 Method: Private Sale Date: 26/03/2024

Property Type: House (Res)

Agent Comments



17 Meek St BRIGHTON 3186 (REI)





Price: \$5,600,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res)

Agent Comments



1a Newbay Cr BRIGHTON 3186 (REI)







Price: \$5,500,000 Method: Private Sale Date: 01/03/2024 Property Type: House Agent Comments

Account - Fredman Property Group





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