

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 6 Arnot Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,475,000 Property Type House Suburb Brighton East

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	27 Bourneville Av BRIGHTON EAST 3187	\$2,450,000	16/03/2024
2	7 Bayview Rd BRIGHTON EAST 3187	\$2,290,000	23/03/2024
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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: 03/05/2024 14:08



Property Type: Land (Res)
Land Size: 813 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
March quarter 2024: \$2,475,000

Comparable Properties



27 Bourneville Av BRIGHTON EAST 3187 (REI) **Agent Comments**



Price: \$2,450,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 674 sqm approx



7 Bayview Rd BRIGHTON EAST 3187 (REI) **Agent Comments**



Price: \$2,290,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 831 sqm approx

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.