

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 Emily Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,950,000 & \$3,150,000

Median sale price

Median price \$3,210,000 Property Type House Suburb Brighton

Period - From 01/10/2022 to 30/09/2023 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	2a Campbell St BRIGHTON 3186	\$3,280,000	09/10/2023
2	25 Lindsay St BRIGHTON 3186	\$3,180,000	24/07/2023
3	28 Elm Gr BRIGHTON 3186	\$3,050,000	19/06/2023

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:

15/11/2023 11:31



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,950,000 - \$3,150,000

Median House Price

Year ending September 2023: \$3,210,000

Comparable Properties



2a Campbell St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,280,000

Method: Sold Before Auction

Date: 09/10/2023

Property Type: House (Res)

Land Size: 390 sqm approx



25 Lindsay St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,180,000

Method: Private Sale

Date: 24/07/2023

Property Type: House (Res)

Land Size: 231 sqm approx

28 Elm Gr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,050,000

Method: Private Sale

Date: 19/06/2023

Property Type: House (Res)

Land Size: 391 sqm approx