## 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 Enfield Road, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$3,205,000	Pro	operty Type	Hou	ISE		Suburb	Brighton
Period - From	01/04/2023	to	30/06/2023		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	165 New St BRIGHTON 3186	\$3,350,000	13/04/2023
2	77 Halifax St BRIGHTON 3186	\$3,300,000	26/04/2023
3	94 Wilson St BRIGHTON 3186	\$3,200,000	18/03/2023

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:

24/07/2023 15:23







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price June quarter 2023: \$3,205,000

# **Comparable Properties**



165 New St BRIGHTON 3186 (REI/VG)

77 Halifax St BRIGHTON 3186 (REI)

**6** 2

Price: \$3,350,000 Method: Private Sale Date: 13/04/2023 Property Type: House (Res) Land Size: 611 sqm approx Agent Comments

Agent Comments



Price: \$3,300,000 Method: Private Sale Date: 26/04/2023 Property Type: House Land Size: 703 sqm approx

**-** 3



94 Wilson St BRIGHTON 3186 (REI/VG)



Agent Comments

Price: \$3,200,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 567 sqm approx

#### Account - Marshall White | P: 03 9822 9999



propertydata

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