

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

66 Brickwood Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,400,000 & \$2,500,000

Median sale price

Median price \$3,162,750 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/12/2023 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	78 Champion St BRIGHTON 3186	\$2,525,000	26/08/2023
2	67 Murphy St BRIGHTON 3186	\$2,500,000	08/09/2023
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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: 26/02/2024 16:44



Property Type: House (Res)

Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,500,000

Median House Price

Year ending December 2023: \$3,162,750

Comparable Properties



78 Champion St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,525,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)



67 Murphy St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: House (Res)

Land Size: 604 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.

Account - Marshall White | P: 03 9822 9999