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

7/126 Were Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,150,000		&		\$1,250,000					
Median sale price										
Median price	\$1,825,000	Pro	operty Type	Tow	nhouse		Suburb	Brighton		
Period - From	30/04/2023	to	29/04/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/7 Bent St BRIGHTON 3186	\$1,285,000	25/11/2023
2	3/44 Durrant St BRIGHTON 3186	\$1,250,000	29/04/2024
3			

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:

30/04/2024 12:04





Jack Johnstone 0426 241 841 jack@nickjohnstone.com.au





Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 30/04/2023 - 29/04/2024: \$1,825,000

Comparable Properties



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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

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