## 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 Kinane Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$4,500,000		&		\$4,900,000			
Median sale pi	rice							
Median price	\$3,210,000	Pro	operty Type	Hou	ISE		Suburb	Brighton
Period - From	01/07/2022	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	206 Were St BRIGHTON EAST 3187	\$5,200,000	28/03/2023
2	63 Bay St BRIGHTON 3186	\$4,950,000	28/06/2023
3	281 St Kilda St BRIGHTON 3186	\$4,625,000	01/03/2023

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:

08/08/2023 14:45

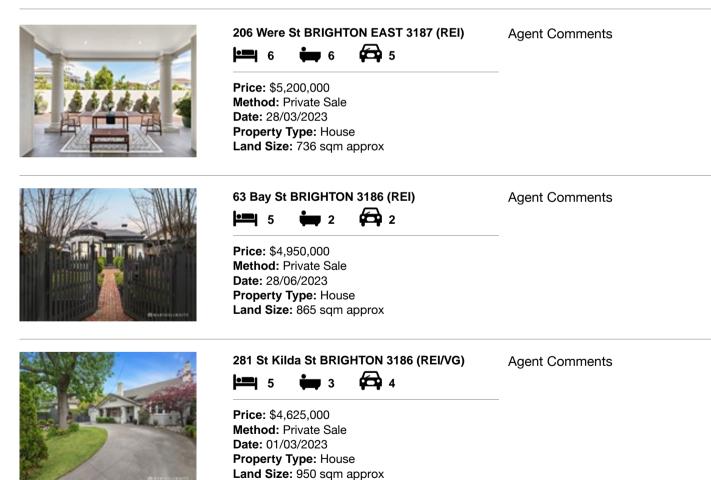






Property Type: House (Previously Occupied - Detached) Land Size: 790 sqm approx Agent Comments Indicative Selling Price \$4,500,000 - \$4,900,000 Median House Price Year ending June 2023: \$3,210,000

# **Comparable Properties**



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



propertydata

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