

# 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

71 Brickwood Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$3,320,000 Property Type House Suburb Brighton

Period - From 01/04/2022 to 31/03/2023 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	122 Cochrane St BRIGHTON 3186	\$2,450,000	25/02/2023
2	14 Foam St ELWOOD 3184	\$2,400,000	17/02/2023
3	28 Trevelyan St ELSTERNWICK 3185	\$2,368,000	14/02/2023

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:

04/07/2023 16:24



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**Property Type:** House  
**Land Size:** 438.864 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,300,000 - \$2,500,000  
**Median House Price**  
 Year ending March 2023: \$3,320,000

## Comparable Properties



122 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

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**Price:** \$2,450,000  
**Method:** Sold Before Auction  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx



14 Foam St ELWOOD 3184 (REI)

Agent Comments

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**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 17/02/2023  
**Property Type:** House  
**Land Size:** 415 sqm approx



28 Trevelyan St ELSTERNWICK 3185 (REI/VG)

Agent Comments

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**Price:** \$2,368,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** House  
**Land Size:** 732 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372