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 Durrant Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,400,000				
Median sale p	rice								
Median price	\$1,830,000	Pro	operty Type	Том	/nhouse		Suburb	Brighton	
Period - From	31/01/2023	to	30/01/2024		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 six months 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	2/38 Bay St BRIGHTON 3186	\$1,500,000	23/09/2023
2	10/58 Cluden St BRIGHTON EAST 3187	\$1,325,000	26/09/2023
3	15 Grantham Ct BRIGHTON 3186	\$1,300,000	26/10/2023

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:

31/01/2024 14:48





9194 1200 0418 418 385





Property Type: Townhouse Land Size: 240 (approx.) sqm approx Agent Comments

katefowler@jelliscraig.com.au **Indicative Selling Price** \$1,300,000 - \$1,400,000

Median Townhouse Price 31/01/2023 - 30/01/2024: \$1,830,000

Comparable Properties



2/38 Bay St BRIGHTON 3186 (REI/VG) •**•** 3



Price: \$1,500,000 Method: Auction Sale Date: 23/09/2023 Property Type: Townhouse (Res) Agent Comments



10/58 Cluden St BRIGHTON EAST 3187 (REI/VG) •**•** 3

Agent Comments



Price: \$1,325,000 Method: Private Sale Date: 26/09/2023 Property Type: Townhouse (Res)



15 Grantham Ct BRIGHTON 3186 (REI/VG)



Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 26/10/2023 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9194 1200



propertydata

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