

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

7A Edgar Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$3,210,000 Property Type House Suburb Brighton

Period - From 01/07/2022 to 30/06/2023 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	1 Garden Av BRIGHTON EAST 3187	\$2,650,000	29/07/2023
2	47 Magnolia Rd GARDENVALE 3185	\$2,460,000	16/07/2023
3	31 Bright St BRIGHTON EAST 3187	\$2,450,000	24/06/2023

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:

10/08/2023 10:14



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,300,000
Median House Price
Year ending June 2023: \$3,210,000

Comparable Properties



1 Garden Av BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$2,650,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 745 sqm approx



47 Magnolia Rd GARDENVALE 3185 (REI)

Agent Comments

3 2 2

Price: \$2,460,000
Method: Auction Sale
Date: 16/07/2023
Property Type: House (Res)



31 Bright St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$2,450,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)

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