

# 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

9 Noel Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

### Median sale price

Median price \$2,355,000 Property Type House Suburb Brighton East

Period - From 01/04/2023 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	1a Moore St BRIGHTON EAST 3187	\$1,870,000	01/07/2023
2	892 Hampton St BRIGHTON 3186	\$1,790,000	20/06/2023
3	16 Louise St BRIGHTON EAST 3187	\$1,771,000	20/04/2023

**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:

03/10/2023 13:33



3   1.5   2

**Property Type:** House  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
June quarter 2023: \$2,355,000

## Comparable Properties



**1a Moore St BRIGHTON EAST 3187 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,870,000  
**Method:** Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**892 Hampton St BRIGHTON 3186 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,790,000  
**Method:** Private Sale  
**Date:** 20/06/2023  
**Property Type:** House  
**Land Size:** 659 sqm approx



**16 Louise St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,771,000  
**Method:** Private Sale  
**Date:** 20/04/2023  
**Property Type:** House  
**Land Size:** 628 sqm approx

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139