

# 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 96A Male 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 \$2,500,000 & \$2,700,000

### Median sale price

Median price \$1,810,000 Property Type Townhouse Suburb Brighton

Period - From 15/11/2022 to 14/11/2023 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	20b Camperdown St BRIGHTON EAST 3187	\$2,700,000	26/06/2023
2	30a Hornby St BRIGHTON EAST 3187	\$2,500,000	14/06/2023
3	52 Lucas St BRIGHTON EAST 3187	\$2,500,000	11/08/2023

**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: 15/11/2023 21:12



**Rooms:** 7  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,700,000  
**Median Townhouse Price**  
15/11/2022 - 14/11/2023: \$1,810,000

## Comparable Properties



**20b Camperdown St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 26/06/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 460 sqm approx



**30a Hornby St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$2,500,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 612 sqm approx



**52 Lucas St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 11/08/2023  
**Property Type:** Townhouse (Single)