## 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

46A Champion Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$2,300,000		&		\$2,400,000				
Median sale price									
Median price	\$3,300,000	Pro	Property Type		House		Suburb	Brighton	
Period - From	01/10/2023	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	3/15-17 Bent St BRIGHTON 3186	\$2,400,000	11/09/2024
2	1/69 Wilson St BRIGHTON 3186	\$2,380,000	17/08/2024
3	6B Connor St BRIGHTON EAST 3187	\$2,350,000	14/06/2024

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:

19/11/2024 17:02







**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$2,300,000 - \$2,400,000 Median House Price Year ending September 2024: \$3,300,000

# **Comparable Properties**

3/15-17 Bent St BRIGHTON 3186 (REI)   3 3 2   Price: \$2,400,000   Method: Private Sale   Date: 11/09/2024   Property Type: Townhouse (Single)	Agent Comments More units in the development
1/69 Wilson St BRIGHTON 3186 (REI/VG)   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1   1 1	Agent Comments On a busy corner - similar age
6B Connor St BRIGHTON EAST 3187 (REI/VG) 4 4 2 Price: \$2,350,000 Method: Sold Before Auction Date: 14/06/2024 Property Type: Townhouse (Res) Land Size: 324 sqm approx	Agent Comments Inferior location - one of two

Account - Marshall White | P: 03 9822 9999



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