

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

158 North Road, Brighton Vic 3186

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$2,050,000 Property Type Townhouse Suburb Brighton

Period - From 17/04/2022 to 16/04/2023 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	925 Hampton St BRIGHTON 3186	\$1,235,000	03/12/2022
2	4/9 William St BRIGHTON 3186	\$1,200,000	25/03/2023
3	1/92 Murray St CAULFIELD 3162	\$1,200,000	17/12/2022

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: 17/04/2023 12:05



Rooms: 4
Property Type: Townhouse (Res)
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
17/04/2022 - 16/04/2023: \$2,050,000

Comparable Properties



925 Hampton St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,235,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)



4/9 William St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,200,000
Method: Sold Before Auction
Date: 25/03/2023
Property Type: Unit



1/92 Murray St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 17/12/2022
Property Type: Unit