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

1 Carpenter Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$3,255,000	Pro	operty Type	Hous	se		Suburb	Brighton
Period - From	01/04/2023	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	14 Parliament St BRIGHTON 3186	\$2,355,000	13/05/2024
2	1/28 Pine St BRIGHTON EAST 3187	\$2,300,000	20/03/2024
3	1a Carpenter St BRIGHTON 3186	\$2,280,000	02/02/2024

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:

20/05/2024 14:29









Property Type: House (Previously Occupied - Detached) Land Size: 255 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending March 2024: \$3,255,000

Comparable Properties



14 Parliament St BRIGHTON 3186 (REI)



Price: \$2,355,000 Method: Private Sale Date: 13/05/2024 Property Type: House Land Size: 342 sqm approx

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Agent Comments

Agent Comments



Price: \$2,300,000 Method: Sold Before Auction Date: 20/03/2024 Property Type: Townhouse (Res)

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1a Carpenter St BRIGHTON 3186 (REI/VG)

1/28 Pine St BRIGHTON EAST 3187 (REI)

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Agent Comments

Price: \$2,280,000 Method: Private Sale Date: 02/02/2024 Property Type: House Land Size: 319 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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