

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

47 Durrant Street, Brighton Vic 3186

Indicative selling price

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

Single price \$4,295,000

Median sale price

Median price \$3,137,500

Property Type House

Suburb Brighton

Period - From 02/03/2023

to 01/03/2024

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	23 Gray St BRIGHTON 3186	\$4,252,000	23/09/2023
2	37 North Rd BRIGHTON 3186	\$4,250,000	04/09/2023
3	17 Connor St BRIGHTON EAST 3187	\$4,070,000	18/02/2024

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:

02/03/2024 12:59



5 3 2

Property Type: House
Land Size: 705 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,295,000
Median House Price
 02/03/2023 - 01/03/2024: \$3,137,500

Comparable Properties



23 Gray St BRIGHTON 3186 (REI/VG)

Agent Comments

5 3 2

Price: \$4,252,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 636 sqm approx



37 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 3

Price: \$4,250,000
Method: Private Sale
Date: 04/09/2023
Property Type: House
Land Size: 720 sqm approx



17 Connor St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 4

Price: \$4,070,000
Method: Auction Sale
Date: 18/02/2024
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999