

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

7 Ferguson Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,612,500

Property Type

House

Suburb

Brighton East

Period - From

01/01/2023

to

31/03/2023

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	1 Camperdown St BRIGHTON EAST 3187	\$1,830,000	26/06/2023
2	14 Mary St BRIGHTON 3186	\$1,810,000	06/03/2023
3			

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:

29/06/2023 16:27



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Property Type: House
Land Size: 506 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
March quarter 2023: \$2,612,500

Comparable Properties



1 Camperdown St BRIGHTON EAST 3187 (REI) **Agent Comments**

3 2 3

Price: \$1,830,000
Method: Private Sale
Date: 26/06/2023
Property Type: Townhouse (Single)



14 Mary St BRIGHTON 3186 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,810,000
Method: Private Sale
Date: 06/03/2023
Property Type: House
Land Size: 185 sqm approx

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.

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