

# 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

44 Carpenter Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,725,000

### Median sale price

Median price \$3,200,000 Property Type House Suburb Brighton

Period - From 01/10/2022 to 31/12/2022 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 | 28 Loller St BRIGHTON 3186     | \$1,800,000 | 20/10/2022   |
| 2 | 24 Durrant St BRIGHTON 3186    | \$1,666,000 | 19/12/2022   |
| 3 | 24 Orchard St BRIGHTON 3186    | \$1,655,000 | 22/10/2022   |

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:

31/01/2023 17:12



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,650,000 - \$1,725,000  
**Median House Price**  
December quarter 2022: \$3,200,000

## Comparable Properties



**28 Loller St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 20/10/2022  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx



**24 Durrant St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$1,666,000  
**Method:** Private Sale  
**Date:** 19/12/2022  
**Property Type:** House  
**Land Size:** 358 sqm approx



**24 Orchard St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$1,655,000  
**Method:** Auction Sale  
**Date:** 22/10/2022  
**Property Type:** House (Res)

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