# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 55 Asling Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$3,375,000									
Median sale price										
Median price	\$3,350,000	Pro	Property Type House			Suburb	Brighton			
Period - From	01/04/2024	to	31/03/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	3 Blairgowrie Ct BRIGHTON 3186	\$3,050,000	29/03/2025
2	5 Thomson St BRIGHTON 3186	\$3,300,000	17/03/2025
3	77 Gardenvale Rd GARDENVALE 3185	\$3,000,000	15/03/2025

OR

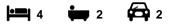
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/04/2025 14:01







**Property Type:** House Agent Comments

Indicative Selling Price \$3,375,000 Median House Price Year ending March 2025: \$3,350,000

# **Comparable Properties**

3 Blairgowrie Ct BRIGHTON 3186 (REI)         3       2       3         Price: \$3,050,000         Method: Auction Sale         Date: 29/03/2025         Property Type: House (Res)         Land Size: 664 sqm approx	Agent Comments
5 Thomson St BRIGHTON 3186 (REI) 5  3  2 Price: \$3,300,000 Method: Sold Before Auction Date: 17/03/2025 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
77 Gardenvale Rd GARDENVALE 3185 (REI) 4 2 2 2 Price: \$3,000,000 Method: Sold Before Auction Date: 15/03/2025 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments

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