

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

22 Loller Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,200,000 & \$2,420,000

Median sale price

Median price \$3,250,000 Property Type House Suburb Brighton

Period - From 15/09/2022 to 14/09/2023 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	113 New St BRIGHTON 3186	\$2,570,000	22/08/2023
2	31 Bright St BRIGHTON EAST 3187	\$2,450,000	24/06/2023
3	7 Loller St BRIGHTON 3186	\$2,405,000	12/08/2023

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:

15/09/2023 16:11



3 2 2

Rooms: 8
Property Type: House (Previously Occupied - Detached)
Land Size: 482 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,420,000
Median House Price
 15/09/2022 - 14/09/2023: \$3,250,000

Comparable Properties



113 New St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$2,570,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 404 sqm approx



31 Bright St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$2,450,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)



7 Loller St BRIGHTON 3186 (REI)

Agent Comments

2 1 2

Price: \$2,405,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 472 sqm approx