

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

1/32 Agnew Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,950,000

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	16 Rooding St BRIGHTON 3186	\$2,000,000	18/02/2023
2	4 Lucas St CAULFIELD SOUTH 3162	\$1,900,000	16/02/2023
3	13 Ferguson St BRIGHTON EAST 3187	\$1,900,000	01/12/2022

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:

27/05/2023 11:29

1/32 Agnew Street, Brighton East Vic 3187

belle
PROPERTY

Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,950,000

Median House Price

March quarter 2023: \$2,612,500



 4  2  1

Property Type: House

Agent Comments

Comparable Properties



16 Rooding St BRIGHTON 3186 (REI)

Agent Comments

 4  1  2

Price: \$2,000,000

Method: Private Sale

Date: 18/02/2023

Property Type: House



4 Lucas St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,900,000

Method: Private Sale

Date: 16/02/2023

Property Type: House

Land Size: 557 sqm approx



13 Ferguson St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,900,000

Method: Sold Before Auction

Date: 01/12/2022

Property Type: House (Res)

Land Size: 314 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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