

# 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 50 Montclair Avenue, Brighton Vic 3186

### Indicative selling price

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

Single Price \$1,775,000

### Median sale price

Median price \$3,210,000

Property Type House

Suburb Brighton

Period - From 01/10/2022

to 30/09/2023

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	59 Martin St BRIGHTON 3186	\$1,761,000	02/09/2023
2	1/29 Elwood St BRIGHTON 3186	\$1,530,000	12/08/2023
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:

13/11/2023 10:19



3   1   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,775,000

**Median House Price**

Year ending September 2023: \$3,210,000

## Comparable Properties



**59 Martin St BRIGHTON 3186 (REI)**

Agent Comments

3   2   2

**Price:** \$1,761,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 443 sqm approx



**1/29 Elwood St BRIGHTON 3186 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$1,530,000

**Method:** Private Sale

**Date:** 12/08/2023

**Property Type:** Townhouse (Res)

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.

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400