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										
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	6	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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) 3 2 2 2 Price: \$1,761,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 443 sqm approx	Agent Comments
1/29 Elwood St BRIGHTON 3186 (REI/VG) 2 2 2 2 Price: \$1,530,000 Method: Private Sale Date: 12/08/2023 Property Type: Townhouse (Res)	Agent Comments

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.

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propertydata



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