

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

29 Bridge Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,925,000 & \$2,100,000

Median sale price

Median price \$3,762,500 Property Type House Suburb Brighton

Period - From 01/04/2024 to 30/06/2024 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 | 10 Milroy St BRIGHTON EAST 3187 | \$2,040,000 | 15/05/2024 |
| 2 | 11 Parnell St ELSTERNWICK 3185 | \$1,956,000 | 11/05/2024 |
| 3 | 16 Scott St ELWOOD 3184 | \$2,100,000 | 05/03/2024 |

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:

29/07/2024 14:58



Rooms: 6
Property Type: House (Res)
Land Size: 522 sqm approx
Agent Comments

Indicative Selling Price
 \$1,925,000 - \$2,100,000
Median House Price
 June quarter 2024: \$3,762,500

Comparable Properties



10 Milroy St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,040,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: House (Res)



11 Parnell St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,956,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 651 sqm approx



16 Scott St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,100,000
Method: Sold Before Auction
Date: 05/03/2024
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388