

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

9 Trafalgar Street, Brighton Vic 3186

Indicative selling price

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

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

Median sale price

Median price \$1,312,500 Property Type Unit Suburb Brighton

Period - From 01/10/2022 to 31/12/2022 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 | 4 Campbell St BRIGHTON 3186 | \$2,200,000 | 20/09/2022 |
| 2 | 8 Whyte St BRIGHTON 3186 | \$2,100,000 | 03/12/2022 |
| 3 | 16 Rooding St BRIGHTON 3186 | \$2,000,000 | 18/02/2023 |

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.~~

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Nick Johnstone

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median Unit Price

December quarter 2022: \$1,312,500



Property Type: House (Previously Occupied - Detached)

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



4 Campbell St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 20/09/2022

Property Type: Townhouse (Single)

Land Size: 393 sqm approx



8 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 455 sqm approx



16 Rooding St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 18/02/2023

Property Type: House

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