

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 84 Carpenter Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,300,000 & \$3,450,000

Median sale price

Median price \$3,205,000 Property Type House Suburb Brighton

Period - From 01/04/2023 to 30/06/2023 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	6 Enfield Rd BRIGHTON 3186	\$3,450,000	19/08/2023
2	84 New St BRIGHTON 3186	\$3,400,000	09/03/2023
3	77 Halifax St BRIGHTON 3186	\$3,300,000	26/04/2023

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.~~

This Statement of Information was prepared on: 21/08/2023 12:51



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Property Type: House

Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,450,000
Median House Price
June quarter 2023: \$3,205,000

Comparable Properties



6 Enfield Rd BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$3,450,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 750 sqm approx



84 New St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$3,400,000
Method: Sale
Date: 09/03/2023
Property Type: Development Site (Res)
Land Size: 652 sqm approx



77 Halifax St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$3,300,000
Method: Private Sale
Date: 26/04/2023
Property Type: House
Land Size: 703 sqm approx

Account - Marshall White | P: 03 9822 9999