

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Bright Street, Brighton East 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$ 2,100,000 & \$ 2,200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 2,612,500 *House *Unit Suburb BRIGHTON EAST

Period - From 01/01/2023 to 31/03/2023 Source PDOL

Comparable property sales

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	14 Plunket Street, Brighton East 3187	\$ 2,355,000	13/05/2023
2	15 Plunket Street, Brighton East 3187	\$ 2,140,000	11/03/2023
3	15 Hughes Street, Brighton East 3187	\$ 2,220,000	09/02/2023