# 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

23 New Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,200,000		&		\$2,350,000					
Median sale p	rice									
Median price	\$3,375,000	Pro	operty Type	Hou	ISE		Suburb	Brighton		
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	38d Head St BRIGHTON 3186	\$2,381,000	05/02/2023
2	44 Meek St BRIGHTON 3186	\$2,335,000	22/10/2022
3	32a Wolseley Gr BRIGHTON 3186	\$2,300,000	25/11/2022

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.

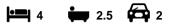
This Statement of Information was prepared on:

27/02/2023 16:41



#### යා MARSHALLWHITE





**Property Type:** House Land Size: 308 sqm approx Agent Comments Barb Gregory 9832 1132 0419 568 370 barb.gregory@marshallwhite.com.au

Indicative Selling Price \$2,200,000 - \$2,350,000 Median House Price Year ending December 2022: \$3,375,000

# **Comparable Properties**



38d Head St BRIGHTON 3186 (REI)



Price: \$2,381,000 Method: Private Sale Date: 05/02/2023 Property Type: Townhouse (Single) Agent Comments

Agent Comments



44 Meek St BRIGHTON 3186 (REI/VG)

4 **i** 3 **i** 2

Price: \$2,335,000 Method: Auction Sale Date: 22/10/2022 Property Type: Townhouse (Res)



32a Wolseley Gr BRIGHTON 3186 (REI/VG)



Agent Comments

Price: \$2,300,000 Method: Sold Before Auction Date: 25/11/2022 Property Type: House (Res) Land Size: 306 sqm approx

#### Account - Marshall White | P: 03 9822 9999





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