

# 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

6 Maroona Road, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000 & \$3,190,000

### Median sale price

Median price \$3,162,750 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/12/2023 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	65a Bay St BRIGHTON 3186	\$3,200,000	15/12/2023
2	4 Wagstaff Ct BRIGHTON 3186	\$3,100,000	02/09/2023
3	15 Cowper St BRIGHTON 3186	\$2,900,000	12/09/2023

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:

29/02/2024 12:29

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**Indicative Selling Price**

\$2,900,000 - \$3,190,000

**Median House Price**

Year ending December 2023: \$3,162,750



4   3   1

**Property Type:** House

Agent Comments

## Comparable Properties



**65a Bay St BRIGHTON 3186 (REI)**

Agent Comments

4   2   3

**Price:** \$3,200,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** Townhouse (Res)

**Land Size:** 550 sqm approx



**4 Wagstaff Ct BRIGHTON 3186 (REI/VG)**

Agent Comments

3   3   3

**Price:** \$3,100,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**15 Cowper St BRIGHTON 3186 (REI/VG)**

Agent Comments

4   1   1

**Price:** \$2,900,000

**Method:** Private Sale

**Date:** 12/09/2023

**Property Type:** House (Res)

**Land Size:** 577 sqm approx

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