

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

76 Elwood Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$3,210,000 Property Type House Suburb Brighton

Period - From 01/07/2022 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	2 St James Park Dr BRIGHTON 3186	\$2,800,000	13/05/2023
2	4 Trafalgar St BRIGHTON 3186	\$2,740,000	23/09/2023
3			

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: 12/10/2023 13:18



Property Type:
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
Year ending June 2023: \$3,210,000

Comparable Properties



2 St James Park Dr BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,800,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 314 sqm approx



4 Trafalgar St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,740,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 519 sqm approx

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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