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

94 Martin Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$2,000,000		&		\$2,150,000			
Median sale p	rice							
Median price	\$3,375,000	Pro	operty Type	Hou	se		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	9 Sheridan Ct BRIGHTON 3186	\$2,165,000	03/12/2022
2	4 Archibald St ELSTERNWICK 3185	\$2,100,000	12/01/2023
3	16 Rooding St BRIGHTON 3186	\$2,000,000	18/02/2023

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:

14/04/2023 10:38









Property Type: House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,150,000 Median House Price Year ending December 2022: \$3,375,000

Comparable Properties



9 Sheridan Ct BRIGHTON 3186 (REI/VG)



Price: \$2,165,000 Method: Auction Sale Date: 03/12/2022 Property Type: House (Res) Land Size: 357 sqm approx

Agent Comments

Agent Comments



Price: \$2,100,000 Method: Sale Date: 12/01/2023

Property Type: House (Res) Land Size: 419 sqm approx

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16 Rooding St BRIGHTON 3186 (REI)

4 Archibald St ELSTERNWICK 3185 (VG)

6 -



Agent Comments

Price: \$2,000,000 Method: Private Sale Date: 18/02/2023 Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



propertydata

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