

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 consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,150,000

Median sale price

Median price \$3,375,000 Property Type House Suburb Brighton

Period - From 01/01/2022 to 31/12/2022 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 | 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



 3
  1
  2

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)

Agent Comments

 2
  2
  2

Price: \$2,165,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 357 sqm approx



4 Archibald St ELSTERNWICK 3185 (VG)

Agent Comments

 4
  -
  -

Price: \$2,100,000

Method: Sale

Date: 12/01/2023

Property Type: House (Res)

Land Size: 419 sqm approx



16 Rooding St BRIGHTON 3186 (REI)

Agent Comments

 4
  1
  2

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