

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

2 Salisbury Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,460,000

&

\$1,600,000

Median sale price

Median price \$3,762,500

Property Type House

Suburb Brighton

Period - From 01/04/2024

to 30/06/2024

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 | 50 Hartington St ELSTERNWICK 3185 | \$1,600,000 | 04/06/2024 |
| 2 | 3 Fairfield Gr CAULFIELD SOUTH 3162 | \$1,575,000 | 20/03/2024 |
| 3 | 2 Cross St BRIGHTON 3186 | \$1,453,000 | 21/03/2024 |

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:

16/07/2024 13:09



2 1 0

Rooms: 4
Property Type: House
Land Size: 440 sqm approx
Agent Comments

Indicative Selling Price
\$1,460,000 - \$1,600,000
Median House Price
June quarter 2024: \$3,762,500

Comparable Properties



50 Hartington St ELSTERNWICK 3185 (REI)

Agent Comments

3 1 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: House (Res)
Land Size: 484 sqm approx



3 Fairfield Gr CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 1

Price: \$1,575,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 603 sqm approx



2 Cross St BRIGHTON 3186 (REI)

Agent Comments

3 1 -

Price: \$1,453,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 390 sqm approx

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