

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

143 Head Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

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	99 Cochrane St BRIGHTON 3186	\$3,000,000	28/07/2023
2	6 Tovell St BRIGHTON 3186	\$2,965,000	03/06/2023
3	123 North Rd BRIGHTON 3186	\$2,870,000	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:

04/08/2023 11:30



4 3 2

Property Type: House
Land Size: 541 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,800,000 - \$3,000,000
Median House Price
 Year ending June 2023: \$3,210,000

Comparable Properties

99 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

5 2 2

Price: \$3,000,000
Method:
Date: 28/07/2023
Property Type: House

6 Tovell St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,965,000
Method:
Date: 03/06/2023
Property Type: House

123 North Rd BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,870,000
Method:
Date: 18/02/2023
Property Type: House

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400