

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

9 Noel Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,720,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 to 30/09/2023 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	16 Louise St BRIGHTON EAST 3187	\$1,771,000	20/04/2023
2	40 Thomas St BRIGHTON EAST 3187	\$1,645,000	15/07/2023
3	665 Hawthorn Rd BRIGHTON EAST 3187	\$1,571,000	30/04/2023

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:

17/10/2023 10:41



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2023: \$2,720,000

Comparable Properties



16 Louise St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,771,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 628 sqm approx

40 Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  1  1

Price: \$1,645,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)



665 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,571,000

Method: Auction Sale

Date: 30/04/2023

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139