

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

478 New Street, Brighton, VIC 3186

Indicative selling price

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

Single price

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 or range between

\$3,500,000

 &

\$3,800,000

Median sale price

Median price

\$3,267,500

 Property type

House

 Suburb

Brighton

Period - From

18/09/2023

 to

17/09/2024

 Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1 Meek St, Brighton Vic	\$4,270,000	29/05/2024
2	12 Oak Gr, Brighton Vic	\$4,210,000	17/05/2024
3	63 Martin St, Brighton Vic	\$3,700,000	22/03/2024

This Statement of Information was prepared on:

18/09/2024

