

# 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

93a Roslyn Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,895,000

### 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	3/3 Loller St BRIGHTON 3186	\$2,900,000	24/02/2023
2	1A Lawrence St BRIGHTON 3186	\$2,650,000	28/09/2022
3	3/57 Carpenter St BRIGHTON 3186	\$2,615,000	01/10/2022

**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:

25/02/2023 16:58



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,895,000  
**Median House Price**  
Year ending December 2022: \$3,375,000

## Comparable Properties



**3/3 Loller St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,900,000  
**Method:** Private Sale  
**Date:** 24/02/2023  
**Property Type:** Townhouse (Single)

**1A Lawrence St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$2,650,000  
**Method:** Private Sale  
**Date:** 28/09/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 281 sqm approx

**3/57 Carpenter St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$2,615,000  
**Method:** Auction Sale  
**Date:** 01/10/2022  
**Property Type:** Townhouse (Res)

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