

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 St James Park Drive, Brighton Vic 3186

Indicative selling price

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

Range between \$2,450,000 & \$2,600,000

Median sale price

Median price \$3,951,000 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/03/2023 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	26 Foote St BRIGHTON 3186	\$2,458,000	23/03/2023
2	122 Cochrane St BRIGHTON 3186	\$2,450,000	25/02/2023
3			

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: 19/04/2023 16:26



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,450,000 - \$2,600,000

Median House Price

March quarter 2023: \$3,951,000

Comparable Properties



26 Foote St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,458,000

Method: Private Sale

Date: 23/03/2023

Property Type: House



122 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

3 2 1

Price: \$2,450,000

Method: Sold Before Auction

Date: 25/02/2023

Property Type: House (Res)

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.

Account - Marshall White | P: 03 9822 9999