

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

8 Chelsea Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,100,000 & \$2,250,000

Median sale price

Median price \$3,002,500 Property Type House Suburb Brighton

Period - From 01/10/2023 to 31/12/2023 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	1a Laburnum Ct BRIGHTON 3186	\$2,400,000	01/12/2023
2	1a Carpenter St BRIGHTON 3186	\$2,280,000	02/02/2024
3	2/12 Bent St BRIGHTON 3186	\$2,210,000	10/11/2023

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:

14/03/2024 11:39



 2  2 

Property Type: House (Previously Occupied - Detached)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,250,000

Median House Price

December quarter 2023: \$3,002,500

Comparable Properties



1a Laburnum Ct BRIGHTON 3186 (VG)

Agent Comments

 3  -  -

Price: \$2,400,000

Method: Sale

Date: 01/12/2023

Property Type: House (Res)

Land Size: 380 sqm approx



1a Carpenter St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  3

Price: \$2,280,000

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 319 sqm approx



2/12 Bent St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  3

Price: \$2,210,000

Method: Private Sale

Date: 10/11/2023

Property Type: Townhouse (Single)

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