

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

17 Bridge Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$3,200,000

Property Type House

Suburb Brighton

Period - From 01/10/2022

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	25 Tiuna Gr ELWOOD 3184	\$1,980,000	17/09/2022
2	1/303-305 New St BRIGHTON 3186	\$1,925,000	02/11/2022
3	89b Ruskin St ELWOOD 3184	\$1,916,000	28/10/2022

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:

21/02/2023 12:47

Marshall Rushford

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2022: \$3,200,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



25 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,980,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Townhouse (Res)

Land Size: 157 sqm approx



1/303-305 New St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,925,000

Method: Private Sale

Date: 02/11/2022

Property Type: House (Res)



89b Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,916,000

Method: Sold Before Auction

Date: 28/10/2022

Property Type: House (Res)

Land Size: 200 sqm approx

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018