# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,916,000

# Property offered for sale

Address	17 Bridge Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$3,200,000	Pro	perty 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.

1 25 Tiuna Gr ELWOOD 3184 \$1,980,000 17/09/202	Add	ress 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 02/11/202	2	1/303-305 New St BRIGHTON 3186	\$1,925,000	02/11/2022

#### OR

89b Ruskin St ELWOOD 3184

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



28/10/2022



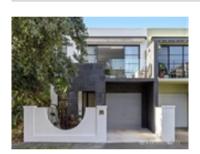
Marshall Rushford 03 8532 5200 0418 396 981 marshall.rushford@belleproperty.com

> **Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median House Price** December quarter 2022: \$3,200,000





# Comparable Properties



25 Tiuna Gr ELWOOD 3184 (REI/VG)

Price: \$1,980,000 Method: Auction Sale Date: 17/09/2022

Property Type: Townhouse (Res) Land Size: 157 sqm approx

**Agent Comments** 



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



Price: \$1,925,000 Method: Private Sale Date: 02/11/2022

Property Type: House (Res)

Agent Comments



89b Ruskin St ELWOOD 3184 (REI/VG)



Price: \$1,916,000

Method: Sold Before Auction

Date: 28/10/2022

Property Type: House (Res) Land Size: 200 sqm approx

Agent Comments

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



