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	41 Bright Street, Brighton East Vic 3187

Indicative selling price

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

Range between	\$2,375,000	&	\$2,425,000
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Median sale price

Median price	\$2,184,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	02/03/2024	to	01/03/2025		Source	Property	/ Data

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

Address of comparable property		Price	Date of sale
1	18 Shasta Av BRIGHTON EAST 3187	\$2,351,000	22/02/2025
2	10 Carpenter St BRIGHTON 3186	\$2,450,000	27/11/2024
3	1 Ward St BRIGHTON EAST 3187	\$2,400,000	20/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/03/2025 11:09





Mandy Engelhardt 03 9521 9800 0439 483 024 mandy.engelhardt@belleproperty.com

> Indicative Selling Price \$2,375,000 - \$2,425,000 Median House Price 02/03/2024 - 01/03/2025: \$2,184,000





Property Type: House (Res) **Land Size:** 764 sqm approx Agent Comments

Comparable Properties



18 Shasta Av BRIGHTON EAST 3187 (REI)

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Price: \$2,351,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res)

Agent Comments



10 Carpenter St BRIGHTON 3186 (REI)

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Price: \$2,450,000 Method: Private Sale Date: 27/11/2024 Property Type: House

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Agent Comments

Land Size: 508 sqm approx



1 Ward St BRIGHTON EAST 3187 (REI/VG)

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Price: \$2,400,000 Method: Private Sale Date: 20/11/2024 Property Type: House Land Size: 791 sqm approx **Agent Comments**

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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