# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/16 Yuille Street, Brighton Vic 3186

## Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,650,000		&		\$3,850,000			
Median sale p	rice							
Median price	\$3,475,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/50 William St BRIGHTON 3186	\$3,920,000	08/11/2024
2	12 Dendy St BRIGHTON 3186	\$4,000,000	08/08/2024
3	15 Huntingfield Rd BRIGHTON 3186	\$4,150,000	20/07/2024

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:

11/11/2024 12:28





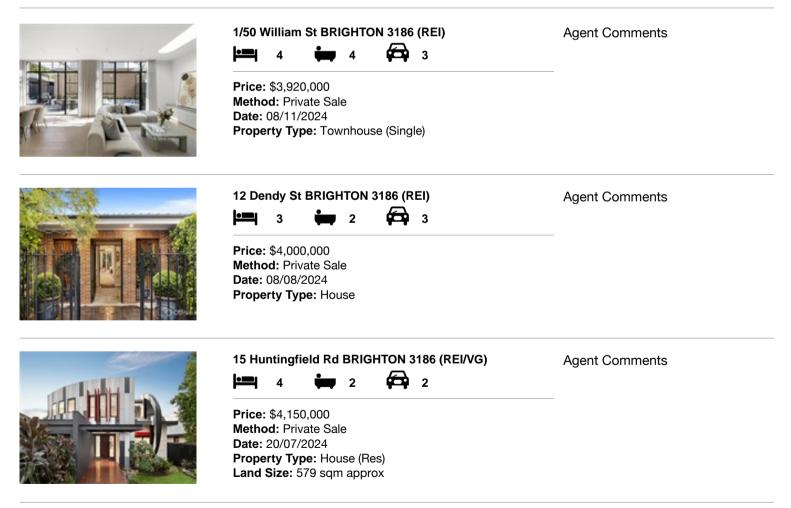




**Property Type:** Unit Agent Comments

Indicative Selling Price \$3,650,000 - \$3,850,000 Median House Price September quarter 2024: \$3,475,000

# **Comparable Properties**



### Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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