

# 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

43B Well Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,800,000 Property Type Townhouse Suburb Brighton

Period - From 07/05/2023 to 06/05/2024 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	96a Male St BRIGHTON 3186	\$2,400,000	26/02/2024
2	10a Hall St BRIGHTON 3186	\$2,395,000	13/12/2023
3	46a Robinson St BRIGHTON EAST 3187	\$2,380,000	06/04/2024

**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:

07/05/2024 15:12



3   3   2

**Rooms:** 2  
**Property Type:** T/house  
**Land Size:** 224 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median Townhouse Price**  
07/05/2023 - 06/05/2024: \$1,800,000

## Comparable Properties



**96a Male St BRIGHTON 3186 (REI/VG)**

Agent Comments

4   3   3

**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 256 sqm approx



**10a Hall St BRIGHTON 3186 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$2,395,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** Townhouse (Single)



**46a Robinson St BRIGHTON EAST 3187 (REI)**

Agent Comments

4   3   2

**Price:** \$2,380,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** Townhouse (Res)

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