

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

1/32 Agnew Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$2,612,500 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/03/2023 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	13 Ferguson St BRIGHTON EAST 3187	\$1,900,000	01/12/2022
2	14 Fairfield Gr CAULFIELD SOUTH 3162	\$1,885,000	04/12/2022
3	11 Capitol Av MCKINNON 3204	\$1,810,000	30/11/2022

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:

19/05/2023 11:45



Property Type: House

Agent Comments

Comparable Properties



13 Ferguson St BRIGHTON EAST 3187
(REI/VG)

Agent Comments



Price: \$1,900,000

Method: Sold Before Auction

Date: 01/12/2022

Property Type: House (Res)

Land Size: 314 sqm approx



14 Fairfield Gr CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments



Price: \$1,885,000

Method: Auction Sale

Date: 04/12/2022

Property Type: House (Res)

Land Size: 580 sqm approx



11 Capitol Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$1,810,000

Method: Private Sale

Date: 30/11/2022

Property Type: House

Land Size: 577 sqm approx