## 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	50 St Andrews Street, Brighton Vic 3186
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#### Indicative selling price

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

Range between \$2,800,000	&	\$3,000,000
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#### Median sale price

Median price	\$3,450,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	10 Selwyn St BRIGHTON 3186	\$3,060,000	19/12/2024
2	48 Middle Cr BRIGHTON 3186	\$3,035,000	04/10/2024
3	6 Wolseley Gr BRIGHTON 3186	\$2,950,000	09/09/2024

#### 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:	05/02/2025 15:06













**Property Type:** 

Land Size: 618 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,800,000 - \$3,000,000 **Median House Price** Year ending December 2024: \$3,450,000

# Comparable Properties



10 Selwyn St BRIGHTON 3186 (REI)

Price: \$3,060,000 Method: Private Sale Date: 19/12/2024 Property Type: House Land Size: 557 sqm approx **Agent Comments** 



48 Middle Cr BRIGHTON 3186 (VG)







**Agent Comments** 

Price: \$3,035,000 Method: Sale Date: 04/10/2024

Property Type: House (Res) Land Size: 576 sqm approx



6 Wolseley Gr BRIGHTON 3186 (REI/VG)

Price: \$2,950,000 Method: Private Sale Date: 09/09/2024

Property Type: Land (Res) Land Size: 650 sqm approx **Agent Comments** 

Account - Marshall White | P: 03 9822 9999





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