

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 7 Collins Street, Brighton, VIC 3186

Indicative selling price

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

Single price \$5,975,000 or range between &

Median sale price

Median price \$3,162,750 Property type House Suburb Brighton
Period - From 19/02/2023 to 18/02/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 28 Kinane St, Brighton Vic	5,725,000	09/11/2023
2 14 Victoria St, Brighton Vic	5,201,000	30/10/2023
3 7 Kilrush St, Brighton Vic	5,400,022	24/09/2023

This Statement of Information was prepared on: 19/02/2024

