## 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

11 Camperdown Street, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	etween \$3,300,000		&		\$3,500,000				
Median sale price									
Median price	\$2,450,000	Pro	Property Type		House		Suburb	Brighton East	
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	Address of comparable property		Date of sale
1	32 Gordon St HAMPTON 3188	\$3,250,000	16/12/2023
2	11 Roslyn St BRIGHTON 3186	\$2,920,000	18/11/2023
3			

OR

**B**<sup>\*</sup> 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:

29/02/2024 09:54



# NICK JOHNSTONE



Property Type: Land Size: 891 sqm approx Agent Comments 03 9553 8300 0415 393 898 sarah@nickjohnstone.com.au

Sarah Korbel

Indicative Selling Price \$3,300,000 - \$3,500,000 Median House Price Year ending December 2023: \$2,450,000

## **Comparable Properties**

32 Gordon St HAMPTON 3188 (REI) 3 1 2 2 Price: \$3,250,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 692 sqm approx	Agent Comments
11 Roslyn St BRIGHTON 3186 (REI) 4 2 2 2 Price: \$2,920,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments

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.

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

propertydata



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