

# 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

9 Noel Street, Brighton East Vic 3187

### Indicative selling price

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

Single price \$1,575,000

### Median sale price

Median price \$2,720,000

Property Type House

Suburb Brighton East

Period - From 01/07/2023

to 30/09/2023

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	665 Hawthorn Rd BRIGHTON EAST 3187	\$1,571,000	30/04/2023
2	585 Nepean Hwy BRIGHTON EAST 3187	\$1,551,000	06/05/2023
3	725 Hawthorn Rd BRIGHTON EAST 3187	\$1,488,000	17/06/2023

**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:

30/10/2023 10:34



 3    1    2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,575,000

**Median House Price**

September quarter 2023: \$2,720,000

## Comparable Properties



**665 Hawthorn Rd BRIGHTON EAST 3187**  
(REI/VG)

Agent Comments

 3    2    2

**Price:** \$1,571,000

**Method:** Auction Sale

**Date:** 30/04/2023

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**585 Nepean Hwy BRIGHTON EAST 3187**  
(REI/VG)

Agent Comments

 3    1    2

**Price:** \$1,551,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**725 Hawthorn Rd BRIGHTON EAST 3187**  
(REI/VG)

Agent Comments

 4    1    1

**Price:** \$1,488,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 608 sqm approx

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