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

15 Cavendish Place, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	l/underquo	ting				
Range betweer	\$1,825,000		&		\$1,900,000					
Median sale price										
Median price	\$3,210,000	Pro	operty Type	Ηοι	ise		Suburb	Brighton		
Period - From	01/07/2022	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	44 Carpenter St BRIGHTON 3186	\$1,925,000	25/03/2023
2			
3			

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:

17/08/2023 10:40









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,900,000 - \$1,990,000 Median House Price Year ending June 2023: \$3,210,000

Comparable Properties



44 Carpenter St BRIGHTON 3186 (REI/VG)



Price: \$1,925,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 394 sqm approx Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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propertydata

two kilometres of the property for sale in the last six months.



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