## 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 Ballara Court, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$3,200,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/10/2022	to	31/12/2022		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 six months 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	9 Hillcrest Av BRIGHTON 3186	\$3,249,000	15/10/2022
2	4 Lewis St BRIGHTON 3186	\$3,215,000	10/11/2022
3	93 Asling St BRIGHTON 3186	\$3,195,000	04/03/2023

OR

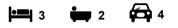
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

09/03/2023 15:14

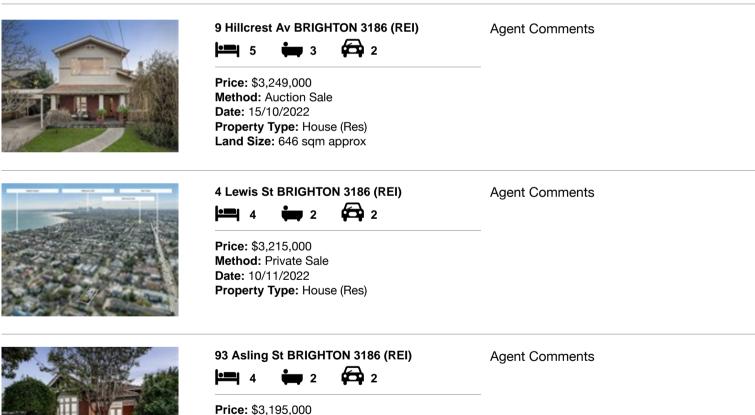






**Property Type:** House (Res) **Land Size:** 591sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price December quarter 2022: \$3,200,000

# **Comparable Properties**



Method: Auction Sale Date: 04/03/2023 Property Type: House (Res)

#### Account - Marshall White | P: 03 9822 9999



propertydata

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