

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

3/44 Durrant Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,306,250

Property Type Unit

Suburb Brighton

Period - From 18/03/2023

to 17/03/2024

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	3/829 Hampton St BRIGHTON 3186	\$1,350,000	03/10/2023
2	1/61 Black St BRIGHTON 3186	\$1,340,000	14/10/2023
3	2/43 Warleigh Gr BRIGHTON 3186	\$1,320,000	24/02/2024

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:

18/03/2024 15:32



Property Type: Villa

Agent Comments

Comparable Properties



3/829 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 03/10/2023

Property Type: Unit



1/61 Black St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Villa



2/43 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)