# 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

13 Brickwood Street, 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 price									
Median price	\$3,300,000	Pro	operty Type	Type House			Suburb	Brighton	
Period - From	14/10/2023	to	13/10/2024		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	dress of comparable property	Price	Date of sale
1	10 Exon St BRIGHTON 3186	\$3,190,000	27/08/2024
2	67 Lynch Cr BRIGHTON 3186	\$3,230,000	25/06/2024
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:

14/10/2024 15:44









**Property Type:** House **Land Size:** 664 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price 14/10/2023 - 13/10/2024: \$3,300,000

## **Comparable Properties**

10 Exon St BRIGHTON 3186 (REI)

Price: \$3,190,000 Method: Date: 27/08/2024 Property Type: House Agent Comments

67 Lynch Cr BRIGHTON 3186 (REI)



Price: \$3,230,000 Method: Date: 25/06/2024 Property Type: House 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.

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propertydata



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