# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 113 New Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$2,480,000								
Median sale price									
Median price	\$3,205,000	Property Type House			Suburb	Brighton			
Period - From	01/04/2023	to	30/06/2023	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 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	863 Hampton St BRIGHTON 3186	\$2,550,000	14/03/2023
2	642 Hampton St BRIGHTON 3186	\$2,435,000	21/06/2023
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:

04/08/2023 14:36







**Property Type:** House Land Size: 404 sqm approx Agent Comments Indicative Selling Price \$2,480,000 Median House Price June quarter 2023: \$3,205,000

# **Comparable Properties**



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.

Account - Marshall White | P: 03 9822 9999

propertydata



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