

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

113 New Street, Brighton Vic 3186

Indicative selling price

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

Single price \$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 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	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* 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



 4  3  2

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

863 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,550,000
Method: Sold Before Auction
Date: 14/03/2023
Property Type: House (Res)
Land Size: 604 sqm approx



642 Hampton St BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$2,435,000
Method: Sold Before Auction
Date: 21/06/2023
Property Type: House (Res)

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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