

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

93a Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,600,000 & \$2,750,000

Median sale price

Median price \$3,375,000 Property Type House Suburb Brighton

Period - From 01/01/2022 to 31/12/2022 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 | 58a St Andrews St BRIGHTON 3186 | \$2,700,000 | 01/08/2022 |
| 2 | 16 Vista Rd HAMPTON 3188 | \$2,700,000 | 04/08/2022 |
| 3 | 6a Ratho Av BRIGHTON EAST 3187 | \$2,635,000 | 17/08/2022 |

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:

31/01/2023 11:18



Property Type:
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,750,000
Median House Price
Year ending December 2022: \$3,375,000

Comparable Properties



58a St Andrews St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,700,000
Method: Private Sale
Date: 01/08/2022
Property Type: Townhouse (Res)



16 Vista Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,700,000
Method: Private Sale
Date: 04/08/2022
Property Type: Townhouse (Res)



6a Ratho Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,635,000
Method: Sold Before Auction
Date: 17/08/2022
Property Type: Townhouse (Res)
Land Size: 410 sqm approx

Account - Marshall White | P: 03 9822 9999