

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

43b Well Street, Brighton Vic 3186

Indicative selling price

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

Single price \$2,350,000

Median sale price

Median price \$1,887,500

Property Type Townhouse

Suburb Brighton

Period - From 03/06/2023

to 02/06/2024

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	96a Male St BRIGHTON 3186	\$2,400,000	26/02/2024
2	46a Robinson St BRIGHTON EAST 3187	\$2,380,000	06/04/2024
3	1/28 Pine St BRIGHTON EAST 3187	\$2,300,000	20/03/2024

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:

03/06/2024 09:04



3 3 3

Rooms: 2
Property Type: Townhouse (Res)
Land Size: 224 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000
Median Townhouse Price
03/06/2023 - 02/06/2024: \$1,887,500

Comparable Properties



96a Male St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 3

Price: \$2,400,000
Method: Private Sale
Date: 26/02/2024
Property Type: Townhouse (Res)
Land Size: 256 sqm approx



46a Robinson St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,380,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Townhouse (Res)



1/28 Pine St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 3

Price: \$2,300,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)

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