## Statement of Information

## Single residential property located in the Melbourne metropolitan area

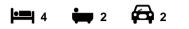
## Section 47AF of the Estate Agents Act 1980

Prope	rty offered fo	or sale									
Address Including suburb and postcode		ind	161 New Street, Brighton Vic 3186								
Indica	tive selling <sub> </sub>	price									
For the	meaning of th	nis price see	con	sumer.vic.gc	v.au/	underquo	ting				
Range between \$2,950,000			&			\$3,245,000					
Media	n sale price										
Median price \$3,350,0		350,000	Property Type		Hous	se		Suburb	Brighton		
Period	d - From 01/0	04/2024	to	31/03/2025	;	So	ource	REIV			
Compa	arable prope	erty sales	(*De	elete A or B	belo	w as ap	plica	ble)			
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.											
Address of comparable property								F	Price	Date of sale	
1											
2											
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 St	atem	ent of Inform	nation	was nrei	nared	on: $\Box$	04/06/06	NOE 10:40	









**Property Type:** House **Land Size:** 829 sqm approx

Agent Comments

Indicative Selling Price \$2,950,000 - \$3,245,000 Median House Price Year ending March 2025: \$3,350,000

## 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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



