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	19 Byron Street, Brighton Vic 3186
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000	Range between	\$2,950,000	&	\$3,200,000
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Median sale price

Median price	\$3,267,500	Pro	perty Type	House		Suburb	Brighton
Period - From	01/07/2023	to	30/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	10 Exon St BRIGHTON 3186	\$3,190,000	27/08/2024
2	10 Garden Av BRIGHTON EAST 3187	\$2,905,000	01/06/2024
3	4 Mayrose Cr BRIGHTON EAST 3187	\$3,263,000	27/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/10/2024 11:09













Property Type: House (Previously

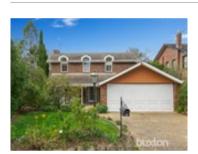
Occupied - Detached) Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price \$2,950,000 - \$3,200,000 **Median House Price**

Year ending June 2024: \$3,267,500

Comparable Properties



10 Exon St BRIGHTON 3186 (REI)

-5







Price: \$3,190,000 Method: Private Sale Date: 27/08/2024

Property Type: House (Res)

Agent Comments



10 Garden Av BRIGHTON EAST 3187 (REI)

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Price: \$2.905.000 Method: Private Sale Date: 01/06/2024 Property Type: House Land Size: 732 sqm approx **Agent Comments**

Agent Comments



4 Mayrose Cr BRIGHTON EAST 3187 (REI/VG)

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Price: \$3,263,000 Method: Auction Sale Date: 27/04/2024

Property Type: House (Res) Land Size: 611 sqm approx

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



