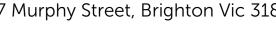
## Statement of Information

## 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 57 Murphy Street, Brighton Vic 3186											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$2,000,000				&		\$2,200,000					
Median sale price											
Median price \$3,435,000		\$3,435,000	Property Type Ho		Hous	se Su		Suburb	urb Brighton		
Period - From 01/01/2021		to	31/03/2021		Sc	ource 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								Р	rice	Date of sale	
1											
2											
3											
OR											
	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:								on:	05/07/2021 16:28		







Land Size: 524 sqm approx

**Agent Comments** 



Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

> **Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** March quarter 2021: \$3,435,000

## 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 - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



