

# 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

391 New Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,700,000

&

\$4,900,000

### Median sale price

Median price \$3,177,500

Property Type House

Suburb Brighton

Period - From 01/01/2021

to 31/12/2021

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 | 16 Elwood St BRIGHTON 3186     | \$4,900,000 | 19/11/2021   |
| 2 | 6 Carre St ELSTERNWICK 3185    | \$4,900,000 | 18/12/2021   |
| 3 | 29 Park St BRIGHTON 3186       | \$4,825,000 | 07/10/2021   |

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:

02/03/2022 13:56

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**Indicative Selling Price**

\$4,700,000 - \$4,900,000

**Median House Price**

Year ending December 2021: \$3,177,500



5 3 2

**Property Type:** House

**Land Size:** 993 sqm approx

**Agent Comments**

## Comparable Properties



**16 Elwood St BRIGHTON 3186 (REI)**

**Agent Comments**

- - -

**Price:** \$4,900,000

**Method:** Private Sale

**Date:** 19/11/2021

**Property Type:** House (Res)



**6 Carre St ELSTERNWICK 3185 (REI)**

**Agent Comments**

4 2 2

**Price:** \$4,900,000

**Method:** Auction Sale

**Date:** 18/12/2021

**Property Type:** House (Res)

**Land Size:** 810 sqm approx



**29 Park St BRIGHTON 3186 (REI)**

**Agent Comments**

5 4 5

**Price:** \$4,825,000

**Method:** Private Sale

**Date:** 07/10/2021

**Property Type:** House

**Land Size:** 601 sqm approx