Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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| Address Including suburb and postcode | 2/17 WELL STREET BRIGHTON VIC 3186 | | | | | | | |
|--|------------------------------------|-----|---------------------|------|-------------|--------|-------------|--|
| Indicative selling price | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) | | | | | | | | |
| Single Price | | | or range between | | \$3,500,000 | & | \$3,700,000 | |
| Median sale price | | | | | | | | |
| (*Delete house or unit as ap | plicable) | | | | | | | |
| Median Price | \$1,180,500 | Pro | perty type | Unit | | Suburb | rb Brighton | |
| Period-from | 01 Nov 2021 | to | 31 Oct 2 | 2022 | Source | | Corelogic | |

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 6 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 |
|---|-------------|--------------|
| 1C LINDSAY STREET BRIGHTON VIC 3186 | \$4,152,500 | 06-Jun-22 |
| 1/4 BEMMERSYDE AVENUE BRIGHTON VIC 3186 | \$4,000,000 | 13-Aug-22 |
| | | |

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 6 months.

This Statement of Information was prepared on: 24 November 2022





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1C LINDSAY STREET BRIGHTON VIC 3186

Sold Price

\$4,152,500 Sold Date **06-Jun-22**

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Distance

0.41km



1/4 BEMMERSYDE AVENUE BRIGHTON VIC 3186

□ 3 **□** - **□** -

Sold Price

\$4,000,000 Sold Date **13-Aug-22**

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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