

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

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 applicable)

Median Price

\$1,180,500

Property type

Unit

Suburb

Brighton

Period-from

01 Nov 2021

to

31 Oct 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**

4 3 3

Distance **0.41km**



1/4 BEMMERSYDE AVENUE
BRIGHTON VIC 3186

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

3 - -

Distance **0.56km**