

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 48b Regent Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 31/12/2023 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	13 Comer St BRIGHTON EAST 3187	\$2,425,000	28/10/2023
2	96a Male St BRIGHTON 3186	\$2,400,000	01/03/2024
3			

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: 05/03/2024 16:15

48b Regent Street, Brighton East Vic 3187



 4  3  1

Property Type: Townhouse (Res)

Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2023: \$2,300,000

Comparable Properties



13 Comer St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  4  2

Price: \$2,425,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 409 sqm approx



96a Male St BRIGHTON 3186 (REI)

Agent Comments

 4  3  3

Price: \$2,400,000

Method: Private Sale

Date: 01/03/2024

Property Type: Townhouse (Single)

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 - Follett & Co. | P: 03 9598 9111



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