

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

1/31 New Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$3,500,000

Property Type

House

Suburb

Brighton

Period - From

01/01/2022

to

31/03/2022

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	178a Dendy St BRIGHTON EAST 3187	\$1,800,000	16/02/2022
2	9/36 New St BRIGHTON 3186	\$1,700,000	23/04/2022
3	8/15 Thomas St HAMPTON 3188	\$1,690,000	17/01/2022

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:

14/07/2022 13:03

1/31 New Street, Brighton Vic 3186

WHITEFOX

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Indicative Selling Price

\$1,595,000

Median House Price

March quarter 2022: \$3,500,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



178a Dendy St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 16/02/2022

Property Type: Townhouse (Res)

Land Size: 313 sqm approx



9/36 New St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 1

Price: \$1,700,000

Method: Private Sale

Date: 23/04/2022

Property Type: Townhouse (Single)



8/15 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

3 3 2

Price: \$1,690,000

Method: Private Sale

Date: 17/01/2022

Property Type: Townhouse (Single)

Account - Whitefox Real Estate | P: 96459699



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