

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

44 Grant Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$1,337,500 Property Type Unit Suburb Brighton East

Period - From 01/10/2022 to 30/09/2023 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	6/33 Cluden St BRIGHTON EAST 3187	\$900,000	24/08/2023
2	3/13 Binnie St BRIGHTON EAST 3187	\$897,000	07/10/2023
3	3/127 Dendy St BRIGHTON EAST 3187	\$807,500	23/11/2023

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:

11/12/2023 12:29

44 Grant Street, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Sarah Korbel

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0415 393 898

sarah@nickjohnstone.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending September 2023: \$1,337,500



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Property Type: Villa

Agent Comments

Comparable Properties



6/33 Cluden St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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Price: \$900,000

Method: Private Sale

Date: 24/08/2023

Property Type: Unit



3/13 Binnie St BRIGHTON EAST 3187 (REI)

Agent Comments

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Price: \$897,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit



3/127 Dendy St BRIGHTON EAST 3187 (REI)

Agent Comments

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Price: \$807,500

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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