Statement of Information

Single residential property located in the Melbourne metropolitan area

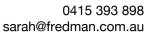
Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale						
Address Including suburb and postcode		41 Regent Street, Brighton East Vic 3187						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$2,700,000			& \$2,800,000					
Median sale price								
Medi	an price \$2,188	,000 F	Property Type Ho	ouse		Suburb	Brighton Eas	st
Period	d - From 01/10/2	2023 to	30/09/2024	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property						Pr	ice	Date of sale
1								
2								
3								
OR								
В*	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 State	ment of Informati	on was pror	nared o	n	20/10/20	10.04



FREDMAN

Sarah Korbel 0415 393 898









Agent Comments

Indicative Selling Price \$2,700,000 - \$2,800,000 **Median House Price** Year ending September 2024: \$2,188,000

Comparable Properties

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 - Fredman



