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

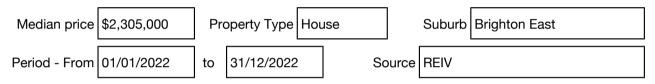
206 Were Street, Brighton East Vic 3187

Indicative selling price

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Single price \$5,970,000

Median sale price



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	58B Champion St BRIGHTON 3186	\$6,200,000	11/11/2022
2	60 New St BRIGHTON 3186	\$6,000,000	01/02/2023
3	14 Edro Av BRIGHTON EAST 3187	\$5,850,000	07/11/2022

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:

01/03/2023 16:07









Property Type: House (Res) Agent Comments

Indicative Selling Price \$5,970,000 **Median House Price** Year ending December 2022: \$2,305,000

Comparable Properties



Price: \$6,200,000 Method: Sale Date: 11/11/2022 Property Type: Flat/Unit/Apartment (Res)

60 New St BRIGHTON 3186 (REI)





Price: \$6,000,000 Method: Private Sale Date: 01/02/2023 Property Type: House

14 Edro Av BRIGHTON EAST 3187 (REI)



Agent Comments

Agent Comments

Agent Comments



Price: \$5,850,000 Method: Private Sale Date: 07/11/2022 Property Type: House

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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