

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$5,970,000

### Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2022

to

31/12/2022

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	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



 5   
  6   
  5

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$5,970,000

**Median House Price**

Year ending December 2022: \$2,305,000

## Comparable Properties

**58B Champion St BRIGHTON 3186 (VG)**

Agent Comments

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**Price:** \$6,200,000

**Method:** Sale

**Date:** 11/11/2022

**Property Type:** Flat/Unit/Apartment (Res)



**60 New St BRIGHTON 3186 (REI)**

Agent Comments

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  4

**Price:** \$6,000,000

**Method:** Private Sale

**Date:** 01/02/2023

**Property Type:** House



**14 Edro Av BRIGHTON EAST 3187 (REI)**

Agent Comments

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  3

**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