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

117 Cole Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	າ \$2,100,000		&		\$2,300,000				
Median sale price									
Median price	\$2,985,000	Pro	Property Type		House		Suburb	Brighton	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	249 Brighton Rd ELWOOD 3184	\$2,245,000	23/12/2024
2	30a Wave St ELWOOD 3184	\$2,290,000	13/12/2024
3	52 Elwood St BRIGHTON 3186	\$2,210,000	07/10/2024

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:

25/02/2025 17:33





Nick Renna





Property Type: House Agent Comments

9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price December quarter 2024: \$2,985,000

Comparable Properties

249 Brighton Rd ELWOOD 3184 (REI/VG) 4 2 3 Price: \$2,245,000 Method: Auction Sale Date: 23/12/2024 Property Type: House (Res) Land Size: 770 sqm approx	Agent Comments
30a Wave St ELWOOD 3184 (REI) Image: A image: Base of the state of the	Agent Comments
52 Elwood St BRIGHTON 3186 (REI/VG) 3 2 2 1 Price: \$2,210,000 Method: Private Sale Date: 07/10/2024 Property Type: House (Res) Land Size: 335 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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