

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

6 Berwick Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$2,875,000

Property Type House

Suburb Brighton

Period - From 01/04/2021

to

30/06/2021

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	26 Mary St BRIGHTON 3186	\$1,900,000	15/08/2021
2	1/422 St Kilda St BRIGHTON 3186	\$1,870,000	20/06/2021
3	2 Berwick St BRIGHTON 3186	\$1,780,000	03/06/2021

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:

29/09/2021 09:57



3 2 0

Rooms: 5
Property Type: House
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
June quarter 2021: \$2,875,000

Comparable Properties



26 Mary St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,900,000
Method: Private Sale
Date: 15/08/2021
Property Type: House
Land Size: 182 sqm approx



1/422 St Kilda St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,870,000
Method: Sold After Auction
Date: 20/06/2021
Property Type: House (Res)



2 Berwick St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 1

Price: \$1,780,000
Method: Private Sale
Date: 03/06/2021
Property Type: House
Land Size: 273 sqm approx

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