

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

28 Norwood Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$3,700,000

&

\$3,850,000

Median sale price

Median price \$3,162,750

Property Type House

Suburb Brighton

Period - From 01/01/2023

to 31/12/2023

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	25 Canberra Gr BRIGHTON EAST 3187	\$4,350,000	24/11/2023
2	20 St Andrews St BRIGHTON 3186	\$3,900,000	14/11/2023
3	7 Hector St BRIGHTON 3186	\$3,750,000	05/10/2023

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:

04/03/2024 17:49



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Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
 \$3,700,000 - \$3,850,000
Median House Price
 Year ending December 2023: \$3,162,750

Comparable Properties



25 Canberra Gr BRIGHTON EAST 3187 (VG)

Agent Comments

4 - -

Price: \$4,350,000
Method: Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 608 sqm approx



20 St Andrews St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$3,900,000
Method: Private Sale
Date: 14/11/2023
Property Type: House



7 Hector St BRIGHTON 3186 (REI)

Agent Comments

4 3 1

Price: \$3,750,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 511 sqm approx

Account - Fredman Property Group