

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

16 Loller Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$3,475,000 Property Type House Suburb Brighton

Period - From 01/07/2024 to 30/09/2024 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 Binnie St BRIGHTON EAST 3187	\$3,100,000	14/09/2024
2	27A Oak Gr BRIGHTON 3186	\$3,000,000	10/08/2024
3	253 Dendy St BRIGHTON EAST 3187	\$3,099,000	22/04/2024

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:

16/10/2024 12:29

Lana Samuels

9645 9699

0435 165 633

lana@whitefoxrealestate.com.au

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

September quarter 2024: \$3,475,000



 4  2  0

Property Type: House

Land Size: 425 sqm approx

Agent Comments

Comparable Properties



26 Binnie St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$3,100,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 650 sqm approx



27A Oak Gr BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$3,000,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)



253 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,099,000

Method: Private Sale

Date: 22/04/2024

Property Type: House (Res)

Land Size: 646 sqm approx

Account - Whitefox Real Estate | P: 96459699



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