# 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	13 Ferguson Street, Brighton East Vic 3187
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,850,000	&	\$1,950,000
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### Median sale price

Median price	\$2,280,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/07/2022	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	9 Lawrence St BRIGHTON 3186	\$1,950,000	16/09/2022
2	1/16 Bright St BRIGHTON EAST 3187	\$1,935,000	18/10/2022
3	26 Grant St BRIGHTON EAST 3187	\$1,890,000	18/10/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/11/2022 16:33





Nick Renna 9593 4500 0411 551 190

**Indicative Selling Price** \$1,850,000 - \$1,950,000 **Median House Price** September quarter 2022: \$2,280,000

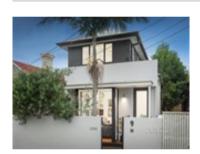
nickrenna@jelliscraig.com.au





Property Type: House (Res) **Agent Comments** 

# Comparable Properties



9 Lawrence St BRIGHTON 3186 (REI)





Price: \$1,950,000 Method: Private Sale Date: 16/09/2022 Property Type: House **Agent Comments** 



1/16 Bright St BRIGHTON EAST 3187 (REI)





Price: \$1,935,000 Method: Private Sale Date: 18/10/2022 Property Type: House Agent Comments



26 Grant St BRIGHTON EAST 3187 (REI)





Price: \$1,890,000 Method: Private Sale Date: 18/10/2022 Property Type: House Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



