

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

13 Ferguson Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$2,280,000

Property 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	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 comparable properties 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

13 Ferguson Street, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9593 4500

0411 551 190

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

September quarter 2022: \$2,280,000



4 2 0

Property Type: House (Res)

Agent Comments

Comparable Properties



9 Lawrence St BRIGHTON 3186 (REI)

Agent Comments

3 2 -

Price: \$1,950,000

Method: Private Sale

Date: 16/09/2022

Property Type: House



1/16 Bright St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,935,000

Method: Private Sale

Date: 18/10/2022

Property Type: House



26 Grant St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 1

Price: \$1,890,000

Method: Private Sale

Date: 18/10/2022

Property Type: House

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



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