

# 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

127 South Road, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$7,000,000

&

\$7,700,000

### Median sale price

Median price

\$3,177,500

Property Type

House

Suburb

Brighton

Period - From

01/01/2021

to

31/12/2021

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	7 Crisp St HAMPTON 3188	\$7,860,000	22/11/2021
2	10 Wallace Gr BRIGHTON 3186	\$7,360,000	09/03/2022
3	50 Champion St BRIGHTON 3186	\$7,050,000	08/11/2021

**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:

06/04/2022 12:50



4 3 4

**Property Type:** House (Res)  
**Land Size:** 1208 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$7,000,000 - \$7,700,000  
**Median House Price**  
Year ending December 2021: \$3,177,500

## Comparable Properties



**7 Crisp St HAMPTON 3188 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$7,860,000  
**Method:** Private Sale  
**Date:** 22/11/2021  
**Property Type:** House  
**Land Size:** 945 sqm approx



**10 Wallace Gr BRIGHTON 3186 (REI)**

**Agent Comments**

5 4 8

**Price:** \$7,360,000  
**Method:** Private Sale  
**Date:** 09/03/2022  
**Property Type:** House  
**Land Size:** 847 sqm approx



**50 Champion St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

6 5 4

**Price:** \$7,050,000  
**Method:** Private Sale  
**Date:** 08/11/2021  
**Property Type:** House  
**Land Size:** 859 sqm approx

**Account - Fredman Property Group**