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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$7,000,000		&		\$7,700,000			
Median sale p	rice							
Median price	\$3,177,500	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ado	dress 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.

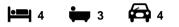
This Statement of Information was prepared on:

06/04/2022 12:50



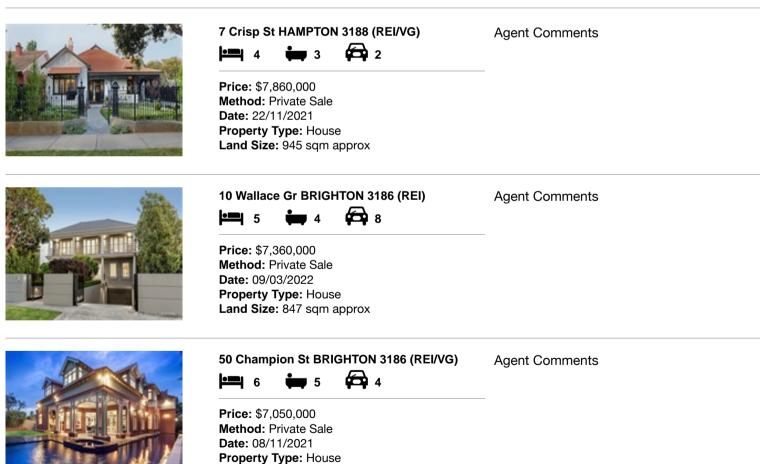






Property Type: House (Res) **Land Size:** 1208 sqm approx Agent Comments Indicative Selling Price \$7,000,000 - \$7,700,000 Median House Price Year ending December 2021: \$3,177,500

Comparable Properties



Account - Fredman Property Group



propertydata

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Land Size: 859 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.