

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

33 Bright Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$3,295,000

Median sale price

Median price

\$2,720,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2023

to

30/09/2023

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	50 Charles St BRIGHTON EAST 3187	\$3,288,000	28/10/2023
2	26 Studley Rd BRIGHTON EAST 3187	\$3,275,000	02/09/2023
3	53 Baird St BRIGHTON EAST 3187	\$3,200,000	25/10/2023

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:

14/11/2023 17:10