Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	39 Drake Street, Brighton Vic 3186
Including suburb and	, ,
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$5,250,000	&	\$5,500,000

Median sale price

Median price	\$3,255,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/04/2023	to	31/03/2024		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 sixmonths 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	3 Meek St BRIGHTON 3186	\$5,720,000	08/05/2024
2			
3			

OR

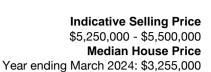
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2024 15:43





Joel Fredman



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Property Type: House Land Size: 812 sqm approx

Agent Comments

Comparable Properties



3 Meek St BRIGHTON 3186 (REI)





Price: \$5,720,000

Method: Sold Before Auction

Date: 08/05/2024

Property Type: House (Res) Land Size: 798 sqm approx

Agent Comments

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.

Account - Fredman Property Group



