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

5 Southey Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,900,000		&		\$3,100,000			
Median sale pi	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.

Add	dress of comparable property	Price	Date of sale
1	138 Cochrane St BRIGHTON 3186	\$3,067,500	30/10/2021
2	29 Binnie St BRIGHTON EAST 3187	\$2,910,000	16/11/2021
3	21 Whyte St BRIGHTON 3186	\$2,910,000	28/09/2021

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.

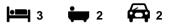
This Statement of Information was prepared on:

11/02/2022 18:20









Property Type: House (Res) **Land Size:** 534 sqm approx Agent Comments Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price Year ending December 2021: \$3,177,500

Comparable Properties



138 Cochrane St BRIGHTON 3186 (REI/VG)

29 Binnie St BRIGHTON EAST 3187 (REI/VG)

2



Price: \$3,067,500 Method: Auction Sale Date: 30/10/2021 Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments

Agent Comments



Price: \$2,910,000 Method: Auction Sale Date: 16/11/2021 Property Type: House (Res) Land Size: 624 sqm approx

3



21 Whyte St BRIGHTON 3186 (REI/VG)



Agent Comments

Price: \$2,910,000 Method: Sold Before Auction Date: 28/09/2021 Property Type: House (Res) Land Size: 441 sqm approx

Account - Fredman Property Group



property data

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