

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 consumer.vic.gov.au/underquoting

Range between \$2,900,000

&

\$3,100,000

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	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



3 2 2

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)

Agent Comments

3 2 2

Price: \$3,067,500

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 620 sqm approx



29 Binnie St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 2

Price: \$2,910,000

Method: Auction Sale

Date: 16/11/2021

Property Type: House (Res)

Land Size: 624 sqm approx



21 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

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