

# 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

1 Carpenter Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,349,000

### Median sale price

Median price

\$3,267,500

Property Type

House

Suburb

Brighton

Period - From

01/07/2023

to

30/06/2024

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 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	14 Parliament St BRIGHTON 3186	\$2,355,000	07/05/2024
2	40 Whyte St BRIGHTON 3186	\$2,310,000	15/04/2024
3	7 Lasswade Ct BRIGHTON 3186	\$2,375,000	15/03/2024

**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:

12/08/2024 09:18



4 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,349,000

**Median House Price**

Year ending June 2024: \$3,267,500

## Comparable Properties



**14 Parliament St BRIGHTON 3186 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$2,355,000

**Method:** Private Sale

**Date:** 07/05/2024

**Property Type:** House (Res)

**Land Size:** 342 sqm approx



**40 Whyte St BRIGHTON 3186 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$2,310,000

**Method:** Private Sale

**Date:** 15/04/2024

**Property Type:** House (Res)

**Land Size:** 386 sqm approx



**7 Lasswade Ct BRIGHTON 3186 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,375,000

**Method:** Auction Sale

**Date:** 15/03/2024

**Property Type:** House (Res)