

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

125 South Road, Brighton Vic 3186

Indicative selling price

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

Range between \$5,000,000

&

\$5,500,000

Median sale price

Median price \$3,053,000

Property Type House

Suburb Brighton

Period - From 01/07/2022

to

30/09/2022

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	7 Haileybury St BRIGHTON 3186	\$5,200,000	30/05/2022
2	79 Roslyn St BRIGHTON 3186	\$5,020,000	14/05/2022
3	4 Collington Av BRIGHTON 3186	\$5,000,000	10/06/2022

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:

03/11/2022 09:18

125 South Road, Brighton Vic 3186

**Jellis
Craig**

Simon Monnier-Penny

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Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

September quarter 2022: \$3,053,000



5 4 5

Property Type: House

Land Size: 1226 sqm approx

Agent Comments

Comparable Properties



7 Haileybury St BRIGHTON 3186 (REI/VG)

Agent Comments

5 4 2

Price: \$5,200,000

Method: Private Sale

Date: 30/05/2022

Property Type: House

Land Size: 604 sqm approx



79 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

5 2 2

Price: \$5,020,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 1116 sqm approx



4 Collington Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$5,000,000

Method: Sold Before Auction

Date: 10/06/2022

Property Type: House (Res)

Land Size: 911 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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