

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

5 Noel Street, Brighton East VIC 3187

## Indicative selling price

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

Single price

\$

or range between

\$1,250,000

&

\$1,375,000

## Median sale price

Median price

\$1,752,500

Property type

House

Suburb

Brighton East

Period - From

01/10/2019

to

31/12/2019

Source

REIV

## Comparable property sales

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
46 Spring Road, Caulfield South VIC 3162	\$1,460,000	19/10/2019
32 York Street, Caulfield South VIC 3162	\$1,426,000	14/12/2019
2 Ferguson Street, Brighton East VIC 3187	\$1,357,000	21/09/2019

This Statement of Information was prepared on:

28/01/2020