

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

4 Lewis Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,250,000

&

\$3,500,000

Median sale price

Median price \$3,700,000

Property Type House

Suburb Brighton

Period - From 01/04/2022

to

30/06/2022

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	9 Carpenter St BRIGHTON 3186	\$3,460,000	06/08/2022
2	17 Orchard St BRIGHTON 3186	\$3,225,000	19/05/2022
3	19 Grandview Rd BRIGHTON 3186	\$3,200,000	22/06/2022

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:

07/09/2022 09:39

4 Lewis Street, Brighton Vic 3186

**Jellis
Craig**

Danielle Harvey

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Indicative Selling Price

\$3,250,000 - \$3,500,000

Median House Price

June quarter 2022: \$3,700,000



4 2 3

Property Type: House

Agent Comments

Comparable Properties



9 Carpenter St BRIGHTON 3186 (REI)

Agent Comments

4 3 1

Price: \$3,460,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 470 sqm approx



17 Orchard St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$3,225,000

Method: Sold Before Auction

Date: 19/05/2022

Property Type: House (Res)

Land Size: 519 sqm approx



19 Grandview Rd BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$3,200,000

Method: Private Sale

Date: 22/06/2022

Property Type: House

Land Size: 618 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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