

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

41 Regent Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,321,250

Property Type House

Suburb Brighton East

Period - From 01/10/2021

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	20 Regent St BRIGHTON EAST 3187	\$2,600,000	03/05/2022
2			
3			

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:

27/10/2022 13:21

41 Regent Street, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Sarah Korbel

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2022: \$2,321,250



Property Type: Land

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



20 Regent St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 03/05/2022

Property Type: Land

Land Size: 656 sqm approx

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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