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

156 South Road, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	1 \$2,500,000		&		\$2,700,000			
Median sale price								
Median price	\$2,120,000	Pro	Property Type Hou		ouse		Suburb	Brighton East
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6 Chapman St BRIGHTON EAST 3187	\$2,550,000	14/11/2024
2	55 Baird St BRIGHTON EAST 3187	\$2,675,000	11/11/2024
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:

30/01/2025 12:47



NICK JOHNSTONE



Property Type: House Agent Comments

0414 276 871 nick@nickjohnstone.com.au Indicative Selling Price

Nick Johnstone 03 9553 8300

\$2,500,000 - \$2,700,000 Median House Price Year ending December 2024: \$2,120,000



6 Chapman St BRIGHTON EAST 3187 (REI/VG) 3 2 2 1 Price: \$2,550,000 Method: Sold Before Auction Date: 14/11/2024 Property Type: House (Res) Land Size: 640 sqm approx	Agent Comments
55 Baird St BRIGHTON EAST 3187 (REI) 4 2 3 Price: \$2,675,000 Method: Private Sale Date: 11/11/2024 Property Type: House (Res) Land Size: 682 sqm approx	Agent Comments

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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