

# 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

14 Weatherly Grove, Brighton Vic 3186

### Indicative selling price

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

Range between \$5,450,000 & \$5,800,000

### Median sale price

Median price \$3,951,000 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/03/2023 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 Park St BRIGHTON 3186	\$6,380,000	06/04/2023
2	27 Moffat St BRIGHTON 3186	\$5,550,000	11/03/2023
3	174 New St BRIGHTON 3186	\$5,225,000	14/02/2023

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:

05/06/2023 17:20



 4   
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  5

**Property Type:** House  
**Land Size:** 753.62 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$5,450,000 - \$5,800,000  
**Median House Price**  
 March quarter 2023: \$3,951,000

## Comparable Properties



**7 Park St BRIGHTON 3186 (REI)**

**Agent Comments**

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**Price:** \$6,380,000  
**Method:** Private Sale  
**Date:** 06/04/2023  
**Property Type:** House



**27 Moffat St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

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  3

**Price:** \$5,550,000  
**Method:** Private Sale  
**Date:** 11/03/2023  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx



**174 New St BRIGHTON 3186 (REI)**

**Agent Comments**

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**Price:** \$5,225,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** House (Res)

**Account - Fredman Property Group**



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