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	51 Sussex Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$6,750,000	&	\$7,425,000

Median sale price

Median price	\$3,475,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	10 South Rd BRIGHTON 3186	\$7,300,000	01/10/2024
2	84 New St BRIGHTON 3186	\$7,000,000	21/09/2024
3	23 Huntingfield Rd BRIGHTON 3186	\$6,210,000	17/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2024 16:27





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Indicative Selling Price \$6,750,000 - \$7,425,000 Median House Price September quarter 2024: \$3,475,000



Property Type: House Agent Comments

Comparable Properties



10 South Rd BRIGHTON 3186 (REI)

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Agent Comments

Price: \$7,300,000
Method: Private Sale
Date: 01/10/2024
Property Type: House

Land Size: 1310 sqm approx

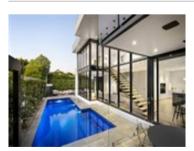
84 New St BRIGHTON 3186 (REI)

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Price: \$7,000,000 Method: Private Sale Date: 21/09/2024 Property Type: House Land Size: 650 sqm approx **Agent Comments**



23 Huntingfield Rd BRIGHTON 3186 (REI)

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Price: \$6,210,000 Method: Private Sale Date: 17/09/2024

Property Type: House (Res) Land Size: 689 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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