

# 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

94 Cole Street, Brighton Vic 3186

### Indicative selling price

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

Single price

\$3,750,000

### Median sale price

Median price

\$3,455,000

Property Type

House

Suburb

Brighton

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	15 May St BRIGHTON 3186	\$4,320,000	08/09/2022
2	374 New St BRIGHTON 3186	\$3,525,000	21/05/2022
3	522 New St BRIGHTON 3186	\$3,400,000	01/06/2022

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:

23/10/2022 17:14

94 Cole Street, Brighton Vic 3186

GREG HOCKING  
PERSICCHETTI

Campbell Kilsby

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0402 212 093

ckilsby@greghocking.com.au

**Indicative Selling Price**

\$3,750,000

**Median House Price**

Year ending September 2022: \$3,455,000



4 2 2

**Property Type:** House

**Land Size:** 677 sqm approx

**Agent Comments**

## Comparable Properties



**15 May St BRIGHTON 3186 (REI)**

**Agent Comments**

4 3 2

**Price:** \$4,320,000

**Method:** Sold Before Auction

**Date:** 08/09/2022

**Property Type:** House (Res)



**374 New St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$3,525,000

**Method:** Auction Sale

**Date:** 21/05/2022

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**522 New St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$3,400,000

**Method:** Private Sale

**Date:** 01/06/2022

**Property Type:** House

**Land Size:** 408 sqm approx

**Account** - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



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