

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

2/5 Webb Street Brighton VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,500

Property type

Unit

Suburb

Brighton

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

8/36-38 Willansby Avenue Brighton VIC 3186	\$1,550,000	03-Mar-17
2/893 Hampton Street Brighton VIC 3186	\$1,625,000	15-May-21
4/22B South Road Brighton VIC 3186	\$1,550,000	18-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 15 November 2021



8/36-38 Willansby Avenue Brighton VIC 3186 Sold Price **\$1,550,000** Sold Date **03-Mar-17**

3 2 2

Distance **1.61km**



2/893 Hampton Street Brighton VIC 3186 Sold Price **\$1,625,000** Sold Date **15-May-21**

4 2 2

Distance **1.81km**



4/22B South Road Brighton VIC 3186 Sold Price ^{RS} **\$1,550,000** ^{UN} Sold Date **18-Oct-21**

4 3 2

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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