## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  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 sty,400,000 & \$7,800,000  Median sale price (*Delete house or unit as applicable)  Median Price \$3,249,000 Property type House Suburb Brighton  Period-from 01 Sep 2022 to 31 Aug 2023 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	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between \$7,400,000 & \$7,800,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$3,249,000 Property type House Suburb Brighton  Period-from 01 Sep 2022 to 31 Aug 2023 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:	Including suburb and	40 CHAMPION STREET BRIGHTON VIC 3186						
Median sale price  (*Delete house or unit as applicable)  Median Price \$3,249,000 Property type House Suburb Brighton  Period-from 01 Sep 2022 to 31 Aug 2023 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:	•	e see consumer.vio	c.gov.a	u/underquoting (	*Delete singl	e price	or range a	s applicable)
(*Delete house or unit as applicable)  Median Price \$3,249,000 Property type House Suburb Brighton  Period-from 01 Sep 2022 to 31 Aug 2023 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.	Single Price			9	\$7,400,0	000	&	\$7,800,000
Period-from 01 Sep 2022 to 31 Aug 2023 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.	•	plicable)						
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.	Median Price	\$3,249,000	\$3,249,000 Property type Ho				Suburb	Brighton
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.	Period-from	01 Sep 2022	to	to 31 Aug 2023 S			Corelogic	
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to					the pro	operty for sa	<del>ale.</del>
OR								

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: 13 September 2023



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