

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 38 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$7,900,000 & \$8,200,000

Median sale price

Median price \$3,440,000 Property type House Suburb Brighton

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

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
23 Kinane Street, Brighton	\$7,750,000	05/03/2021
26 Seymour Grove, Brighton	\$6,500,000	01/03/2021
16 Park Street, Brighton	\$10,150,000	13/02/2021

This Statement of Information was prepared on: 18 May 2021