

# 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

18 Selwyn 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)

Range between \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$3,700,000

Property Type House

Suburb Brighton

Period - From 01/04/2022

to 30/06/2022

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	29a Coronation St BRIGHTON EAST 3187	\$1,550,000	16/07/2022
2	32 Rusden St BRIGHTON 3186	\$1,500,000	01/07/2022
3	3 Edmanson Av BRIGHTON 3186	\$1,420,000	16/03/2022

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:

22/08/2022 17:16

18 Selwyn Street, Brighton Vic 3186

**Jellis  
Craig**

Nick Renna

9194 1200

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nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

June quarter 2022: \$3,700,000



3 1 1

**Property Type:** House

Agent Comments

## Comparable Properties



**29a Coronation St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 3 1

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 16/07/2022

**Property Type:** House



**32 Rusden St BRIGHTON 3186 (REI)**

Agent Comments

3 1 1

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 01/07/2022

**Property Type:** House

**Land Size:** 222 sqm approx



**3 Edmanson Av BRIGHTON 3186 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 16/03/2022

**Property Type:** House (Res)

**Land Size:** 330 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200



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