

# 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

41 Middle Crescent, 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 \$3,400,000

&

\$3,740,000

### Median sale price

Median price \$3,087,500

Property Type House

Suburb Brighton

Period - From 01/07/2020

to 30/09/2020

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	12 Dendy St BRIGHTON 3186	\$3,500,000	07/07/2020
2	108 Cochrane St BRIGHTON 3186	\$3,325,000	22/08/2020
3	148 New St BRIGHTON 3186	\$3,300,550	26/05/2020

**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:

05/11/2020 07:52



4 2 3

**Rooms:** 5

**Property Type:** House

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties



**12 Dendy St BRIGHTON 3186 (VG)**

Agent Comments

2 - -

**Price:** \$3,500,000

**Method:** Sale

**Date:** 07/07/2020

**Property Type:** House (Res)

**Land Size:** 499 sqm approx



**108 Cochrane St BRIGHTON 3186 (REI)**

Agent Comments

4 2 2

**Price:** \$3,325,000

**Method:** Auction Sale

**Date:** 22/08/2020

**Property Type:** House (Res)



**148 New St BRIGHTON 3186 (REI)**

Agent Comments

4 2 1

**Price:** \$3,300,550

**Method:** Private Sale

**Date:** 26/05/2020

**Property Type:** House