

# 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

12 Ward Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2023

to

31/12/2023

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	23b Billson St BRIGHTON EAST 3187	\$2,300,000	12/11/2023
2	3a Weber St BRIGHTON EAST 3187	\$2,190,000	28/11/2023
3	3 Denton St BRIGHTON EAST 3187	\$2,010,000	12/12/2023

**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:

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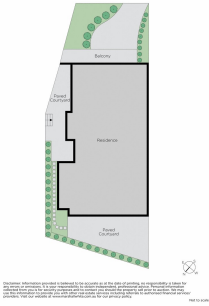
12 Ward Street, Brighton East Vic 3187

12 Ward Street, Brighton East



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 218 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
December quarter 2023: \$2,300,000



## Comparable Properties



**23b Billson St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 12/11/2023  
**Property Type:** Townhouse (Single)



**3a Weber St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**



**Price:** \$2,190,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 321 sqm approx



**3 Denton St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**



**Price:** \$2,010,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 306 sqm approx

**Account - Follett & Co. | P: 03 9598 9111**



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