

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

43b Well Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,250,000

Median sale price

Median price

\$3,255,000

Property Type

House

Suburb

Brighton

Period - From

01/04/2023

to

31/03/2024

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	6B Connor St BRIGHTON EAST 3187	\$2,350,000	14/06/2024
2	1/28 Pine St BRIGHTON EAST 3187	\$2,300,000	20/03/2024
3	2/71 Roslyn St BRIGHTON 3186	\$2,235,000	21/05/2024

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:

24/06/2024 15:43



3 3 3

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$2,250,000
Median House Price
Year ending March 2024: \$3,255,000

Comparable Properties



6B Connor St BRIGHTON EAST 3187 (REI) **Agent Comments**

4 4 2

Price: \$2,350,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: Townhouse (Res)



1/28 Pine St BRIGHTON EAST 3187 (REI) **Agent Comments**

4 2 3

Price: \$2,300,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: Townhouse (Res)



2/71 Roslyn St BRIGHTON 3186 (REI) **Agent Comments**

4 2 2

Price: \$2,235,000
Method: Sold Before Auction
Date: 21/05/2024
Property Type: House (Res)
Land Size: 431 sqm approx