

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

3/57 Carpenter Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,150,000

&

\$2,300,000

Median sale price

Median price \$1,280,000

Property Type Unit

Suburb Brighton

Period - From 12/09/2021

to

11/09/2022

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	68 William St BRIGHTON 3186	\$2,290,000	28/05/2022
2	26 Whyte St BRIGHTON 3186	\$2,170,000	06/04/2022
3	2/10 Asling St BRIGHTON 3186	\$2,150,000	28/07/2022

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:

12/09/2022 17:32

3/57 Carpenter Street, Brighton Vic 3186

NICK JOHNSTONE
your personal agent

Sarah Korbel

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Indicative Selling Price

\$2,150,000 - \$2,300,000

Median Unit Price

12/09/2021 - 11/09/2022: \$1,280,000



3 2 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 332 sqm approx

Agent Comments

Comparable Properties



68 William St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,290,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Townhouse (Res)

Land Size: 206 sqm approx



26 Whyte St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$2,170,000

Method: Sale

Date: 06/04/2022

Property Type: Development Site (Res)

Land Size: 394 sqm approx

2/10 Asling St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$2,150,000

Method: Sale

Date: 28/07/2022

Property Type: Strata Unit/Flat

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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