

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

1 James Street, Brighton Vic 3186

Indicative selling price

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

Single price \$3,800,000

Median sale price

Median price \$1,800,000

Property Type Townhouse

Suburb Brighton

Period - From 20/04/2023

to 19/04/2024

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	14b Campbell St BRIGHTON 3186	\$4,960,000	06/03/2024
2	2 Collins St BRIGHTON 3186	\$4,412,500	22/10/2023
3	15 Hammond St BRIGHTON 3186	\$3,955,000	15/11/2023

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:

20/04/2024 16:25



4 4 2

Property Type: Townhouse (Single)
Land Size: 516 sqm approx
Agent Comments

Indicative Selling Price
\$3,800,000
Median Townhouse Price
20/04/2023 - 19/04/2024: \$1,800,000

Comparable Properties



14b Campbell St BRIGHTON 3186 (REI)

Agent Comments

4 4 3

Price: \$4,960,000
Method: Private Sale
Date: 06/03/2024
Property Type: Townhouse (Single)



2 Collins St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 4

Price: \$4,412,500
Method: Private Sale
Date: 22/10/2023
Property Type: House (Res)
Land Size: 510 sqm approx



15 Hammond St BRIGHTON 3186 (REI/VG)

Agent Comments

3 4 3

Price: \$3,955,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 401 sqm approx

Account - Fredman Property Group