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 Adamson Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$4,200,000		&		\$4,600,0	00		
Median sale pi	rice							
Median price	\$3,320,000	Pro	Property Type		House		Suburb	Brighton
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	13 Huntingfield Rd BRIGHTON 3186	\$4,450,000	22/10/2022
2	3 Adamson St BRIGHTON 3186	\$4,400,000	28/11/2022
3	43 Black St BRIGHTON 3186	\$4,392,000	05/11/2022

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:

20/04/2023 10:07



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Property Type: House (Res) Land Size: 643 sqm approx Agent Comments Indicative Selling Price \$4,200,000 - \$4,600,000 Median House Price Year ending March 2023: \$3,320,000

Comparable Properties

13 Huntingfield Rd BRIGHTON 3186 (REI/VG)	Agent Comments		
Price: \$4,450,000 Method: Auction Sale Date: 22/10/2022 Property Type: House (Res) Land Size: 623 sqm approx	-		
3 Adamson St BRIGHTON 3186 (VG) 4 - Price: \$4,400,000 Method: Sale Date: 28/11/2022 Property Type: House (Res) Land Size: 642 sqm approx	Agent Comments		
43 Black St BRIGHTON 3186 (REI) 4 2 2 2 Price: \$4,392,000 Method: Private Sale Date: 05/11/2022 Property Type: House	Agent Comments		

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