

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 consumer.vic.gov.au/underquoting

Range between \$4,200,000

&

\$4,600,000

Median sale price

Median price \$3,320,000

Property Type House

Suburb Brighton

Period - From 01/04/2022

to

31/03/2023

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	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



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)

Agent Comments



Price: \$4,400,000

Method: Sale

Date: 28/11/2022

Property Type: House (Res)

Land Size: 642 sqm approx



43 Black St BRIGHTON 3186 (REI)

Agent Comments



Price: \$4,392,000

Method: Private Sale

Date: 05/11/2022

Property Type: House