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

1/7 Brown Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	Range between \$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,313,500	Property Typ	be Unit			Suburb	Brighton East		
Period - From	29/01/2024	to 28/01/20	25	So	urce	Property	/ Data		

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.

Ade	dress of comparable property	Price	Date of sale
1	1/20 Outer Cr BRIGHTON 3186	\$1,311,000	14/12/2024
2	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024
3	1/63 Filbert St CAULFIELD SOUTH 3162	\$1,170,000	24/08/2024

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:

29/01/2025 15:47



1/7 Brown Street, Brighton East Vic 3187







Property Type: Unit Agent Comments Danielle Harvey 03 9194 1200 0433 509 786 danielleharvey@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price 29/01/2024 - 28/01/2025: \$1,313,500

Comparable Properties

1/20 Outer Cr BRIGHTON 3186 (REI/VG) 1 1 2 Price: \$1,311,000 Method: Auction Sale Date: 14/12/2024 Property Type: Unit	Agent Comments
1/67 William St BRIGHTON 3186 (REI/VG) 1 1 2 Price: \$1,200,000 Method: Private Sale Date: 13/11/2024 Property Type: Unit	Agent Comments
1/63 Filbert St CAULFIELD SOUTH 3162 (REI/VG) 3 2 2 Price: \$1,170,000 Method: Sold Before Auction Date: 24/08/2024 Property Type: Villa	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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