

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

17 Pearson Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,200,000 & \$2,300,000

Median sale price

Median price \$3,762,500 Property Type House Suburb Brighton

Period - From 01/04/2024 to 30/06/2024 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	34 Agnew St BRIGHTON EAST 3187	\$2,585,000	23/06/2024
2	35 Ebdon St BRIGHTON 3186	\$2,340,000	01/06/2024
3	14 Parliament St BRIGHTON 3186	\$2,355,000	07/05/2024

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:

20/08/2024 11:29



Property Type: House (Res)

Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,300,000

Median House Price

June quarter 2024: \$3,762,500

Comparable Properties



34 Agnew St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,585,000

Method: Auction Sale

Date: 23/06/2024

Property Type: House (Res)



35 Ebdon St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,340,000

Method: Auction Sale

Date: 01/06/2024

Rooms: 3

Property Type: House (Res)

Land Size: 427 sqm approx



14 Parliament St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,355,000

Method: Private Sale

Date: 07/05/2024

Property Type: House (Res)

Land Size: 342 sqm approx

Account - Atria Real Estate