Statement of Information

Single residential property located in the Melbourne metropolitan area

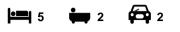
Section 47AF of the Estate Agents Act 1980

Proper	rty offere	ed for s	sale										
Address Including suburb and postcode			12 Drak	rake Street, Brighton Vic 3186									
Indica	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$3,500,000				&			\$3,800,000						
Media	n sale pr	rice											
Medi	ian price	\$3,320,	000	Pro	operty Type	Hous	e		Suburb	Brighton			
Period - From 01/04/2022		022	to	31/03/2023		Sc	ource REIV				_		
Compa	arable pi	roperty	sales	(*De	lete A or B	belo	w as ap _l	plica	ble)				
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									P	rice	Date of sale		
1													
2													
3													
OR													
B*		•	_		epresentativ wo kilometre		•				ee comparable onths.		
This Statement of Information was prepared on:								on:	28/04/2023 11:22				









Property Type: Divorce/Estate/Family Transfers Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price \$3,500,000 - \$3,800,000 Median House Price Year ending March 2023: \$3,320,000

Comparable Properties

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



