# 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

33 North Road, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$4,000,000		&		\$4,400,000				
Median sale price									
Median price	\$3,762,500	Pro	Property Type		House		Suburb	Brighton	
Period - From	01/04/2024	to	30/06/2024		So	ource	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 sixmonths 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 Meek St BRIGHTON 3186	\$4,270,000	29/05/2024
2	1 Alton Av BRIGHTON 3186	\$4,135,000	21/03/2024
3			

OR

**B**<sup>\*</sup> 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:

29/08/2024 17:29









Rooms: 16 Property Type: Flat/Unit/Apartment (Res) Land Size: 826 sqm approx Agent Comments Indicative Selling Price \$4,000,000 - \$4,400,000 Median House Price June quarter 2024: \$3,762,500

# **Comparable Properties**

1 Meek St BRIGHTON 3186 (REI)         5       2       3         Price: \$4,270,000         Method: Private Sale         Date: 29/05/2024         Property Type: House (Res)         Land Size: 845 sqm approx	Agent Comments
1 Alton Av BRIGHTON 3186 (REI/VG) 5  3  0  3 Price: \$4,135,000 Method: Private Sale Date: 21/03/2024 Property Type: House Land Size: 950 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 9864 5000



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