## 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

15 William Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$4,800,000		&		\$5,200,000				
Median sale p	rice								
Median price	\$3,162,750	Pro	operty Type	Hou	se		Suburb	Brighton	
Period - From	01/01/2023	to	31/12/2023		So	urce	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	22 Downes Av BRIGHTON 3186	\$5,150,000	25/11/2023
2			
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:

19/02/2024 17:10







Property Type: House Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$4,800,000 - \$5,200,000 Median House Price Year ending December 2023: \$3,162,750

# **Comparable Properties**



22 Downes Av BRIGHTON 3186 (REI)

Price: \$5,150,000 Method: Private Sale Date: 25/11/2023 Property Type: House Land Size: 730 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 - Marshall White | P: 03 9822 9999





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