Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	407 New Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,900,000	&	\$2,090,000

Median sale price

Median price	\$4,135,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/01/2024	to	31/03/2024	:	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

1	30 Elm Gr BRIGHTON 3186	\$2,140,000	02/12/2023
2	1/29 Selwyn Av ELWOOD 3184	\$1,990,000	10/02/2024
3	3 Robyn Ct BRIGHTON 3186	\$1,900,000	13/11/2023

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:	09/05/2024 10:31



Date of sale



Nick Johnstone 03 9553 8300 0414 276 871 nick@nickjohnstone.com.au

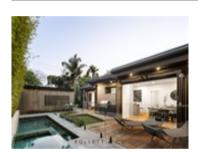
Indicative Selling Price \$1,900,000 - \$2,090,000 **Median House Price** March quarter 2024: \$4,135,000





Property Type: House **Agent Comments**

Comparable Properties



30 Elm Gr BRIGHTON 3186 (REI/VG)

=3

2

€ 2

Price: \$2,140,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 356 sqm approx Agent Comments



1/29 Selwyn Av ELWOOD 3184 (REI/VG)

--3



Price: \$1.990.000

Method: Sold Before Auction

Date: 10/02/2024

Property Type: Townhouse (Res)

Agent Comments

3 Robyn Ct BRIGHTON 3186 (REI/VG)

-3



Price: \$1,900,000 Method: Private Sale Date: 13/11/2023 Property Type: House **Agent Comments**

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



