

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Hector Street Brighton, 3186
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Indicative selling price

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

Single price	\$2,950,000.00
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Median sale price

Median price	\$3,380,500.00	Property Type	HOUSE	Suburb	BRIGHTON
Period - From	01-Jun-2021	to	31-May-2022	Source	Corelogic

Comparable property sales

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	1 Anne Crescent, Brighton	\$2,938,000.00	09-Jan-2022
2	6 Walstab Street, Brighton East	\$2,980,000.00	02-Mar-2022
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 27-Jun-2022 at 3:00:45 PM EST