

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

2 Ballara Court, Brighton Vic 3186

Indicative selling price

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

Range between \$4,800,000

&

\$4,950,000

Median sale price

Median price \$3,455,000

Property Type House

Suburb Brighton

Period - From 01/10/2021

to

30/09/2022

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	Price	Date of sale
1	2 Spink St BRIGHTON 3186	\$4,650,000	05/08/2022
2			
3			

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:

22/11/2022 16:14



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Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$4,800,000 - \$4,950,000

Median House Price

Year ending September 2022: \$3,455,000

Comparable Properties



2 Spink St BRIGHTON 3186 (VG)

 4  -  -

Price: \$4,650,000

Method: Sale

Date: 05/08/2022

Property Type: House (Res)

Land Size: 236 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 - Fredman Property Group