

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

70 Dendy Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$3,200,000

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	51 Whyte St BRIGHTON 3186	\$3,390,000	10/09/2022
2	53 Dendy St BRIGHTON 3186	\$3,375,000	22/10/2022
3	3 Armfield St BRIGHTON 3186	\$3,280,000	04/10/2022

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:

14/11/2022 09:49



4 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,200,000

Median House Price

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

Comparable Properties



51 Whyte St BRIGHTON 3186 (REI)

Agent Comments

5 3 2

Price: \$3,390,000

Method: Auction Sale

Date: 10/09/2022

Property Type: House (Res)

Land Size: 597 sqm approx



53 Dendy St BRIGHTON 3186 (REI)

Agent Comments

4 2 4

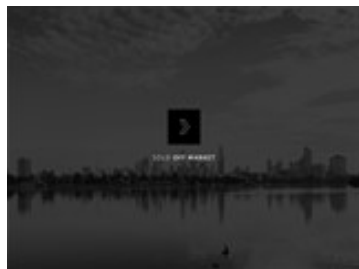
Price: \$3,375,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 639 sqm approx



3 Armfield St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$3,280,000

Method: Private Sale

Date: 04/10/2022

Property Type: House

Land Size: 609 sqm approx