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

174 New Street, Brighton Vic 3186

Indicative selling price

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

Range between $4,600,000 & $4,900,000

Median sale price

| Median price | $3,762,500 | Property Type | House | Suburb | Brighton |

| Period - From | 01/04/2024 | to | 30/06/2024 | 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	Price	Date of sale
1	2 William St BRIGHTON 3186	$4,900,000	26/06/2024
2	15 Lindsay St BRIGHTON 3186	$4,550,000	15/04/2024
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: 30/09/2024 12:03

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4   **3**   **6**

Property Type: House
Land Size: 404 sqm approx

Agent Comments

Indicative Selling Price
$4,600,000 - $4,900,000
Median House Price
June quarter 2024: $3,762,500

Comparable Properties

2 William St BRIGHTON 3186 (REI/VG)

5   **4**   **4**

Price: $4,900,000
Method: Private Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments

15 Lindsay St BRIGHTON 3186 (REI/VG)

4   **4**   **4**

Price: $4,550,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 480 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