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	23 Rusden Street, Brighton Vic 3186

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $3,200,000 Property Type House Suburb Brighton

Period - From 01/10/2022 to 31/12/2022 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 Victoria Av RIPPONLEA 3185	$1,825,000	16/11/2022
2	17 Edward St ELSTERNWICK 3185	$1,780,000	11/12/2022
3	3 Wright St BRIGHTON 3186	$1,740,000	03/12/2022

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: 02/04/2023 18:32

23 Rusden Street, Brighton Vic 3186



3 2 2

Property Type:
Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
December quarter 2022: $3,200,000

Comparable Properties



2 Victoria Av RIPPONLEA 3185 (REI)

3 1 2

Price: $1,825,000
Method: Sold Before Auction
Date: 16/11/2022
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



17 Edward St ELSTERNWICK 3185 (REI)

3 1 2

Price: $1,780,000
Method: Private Sale
Date: 11/12/2022
Property Type: House
Land Size: 521 sqm approx

Agent Comments



3 Wright St BRIGHTON 3186 (VG)

2 - -

Price: $1,740,000
Method: Sale
Date: 03/12/2022
Property Type: Development Site (Res)
Land Size: 210 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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