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	58a Martin Street, Brighton Vic 3186

Indicative selling price

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

Range between $3,900,000 & $4,100,000

Median sale price

Median price $3,700,000 Property Type House Suburb Brighton

Period - From 01/04/2022 to 30/06/2022 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	1c Lindsay St BRIGHTON 3186	$4,152,500	04/06/2022
2	43 Martin St BRIGHTON 3186	$4,065,000	30/04/2022
3	13/11 Well St BRIGHTON 3186	$4,000,000	09/05/2022

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: 07/09/2022 15:50

58a Martin Street, Brighton Vic 3186

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3 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,900,000 - $4,100,000
Median House Price
June quarter 2022: $3,700,000

Comparable Properties



1c Lindsay St BRIGHTON 3186 (REI)

4 3 3

Price: $4,152,500
Method: Private Sale
Date: 04/06/2022
Property Type: House

Agent Comments



43 Martin St BRIGHTON 3186 (REI/VG)

3 3 3

Price: $4,065,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House - Duplex (Conjoined)

Agent Comments



13/11 Well St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $4,000,000
Method: Private Sale
Date: 09/05/2022
Property Type: Apartment

Agent Comments

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