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<br>Including suburb and postcode | 71 Brickwood Street, Brighton Vic 3186 |

## Indicative selling price

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

Range between $2,200,000 & $2,250,000

## Median sale price

Median price $3,205,000 Property Type House Suburb Brighton

Period - From 01/04/2023 to 30/06/2023 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 | 82 Broadway ELWOOD 3184 | $2,200,000 | 09/08/2023 |
| 2 | 51 Tennyson St ELWOOD 3184 | $2,200,000 | 25/02/2023 |
| 3 | 11 Meek St BRIGHTON 3186 | $2,200,000 | 21/03/2023 |

**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: 22/08/2023 16:52

# 71 Brickwood Street, Brighton Vic 3186



4 2 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$2,200,000 - $2,250,000
**Median House Price**
June quarter 2023: $3,205,000

## Comparable Properties



**82 Broadway ELWOOD 3184 (REI)**

3 2 2

**Price:** $2,200,000
**Method:** Expression of Interest
**Date:** 09/08/2023
**Property Type:** House
**Land Size:** 379 sqm approx

Agent Comments



**51 Tennyson St ELWOOD 3184 (REI/VG)**

4 2 2

**Price:** $2,200,000
**Method:** Auction Sale
**Date:** 25/02/2023
**Property Type:** House (Res)
**Land Size:** 412 sqm approx

Agent Comments




**11 Meek St BRIGHTON 3186 (REI/VG)**

3 2 2

**Price:** $2,200,000
**Method:** Private Sale
**Date:** 21/03/2023
**Property Type:** House (Res)
**Land Size:** 287 sqm approx

Agent Comments

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

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