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	22 Cosham Street, Brighton Vic 3186

Indicative selling price

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

Range between $6,800,000 & $7,200,000

Median sale price

Median price $3,255,000 Property Type House Suburb Brighton

Period - From 01/04/2023 to 31/03/2024 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	12 Normanby St BRIGHTON 3186	$7,300,000	26/03/2024
2	397 New St BRIGHTON 3186	$6,800,000	27/02/2024
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: 20/06/2024 15:20

22 Cosham Street, Brighton Vic 3186



5 2 5

Property Type: House
Land Size: 1100 sqm approx

Agent Comments

Indicative Selling Price
$6,800,000 - $7,200,000
Median House Price
Year ending March 2024: $3,255,000

Comparable Properties



12 Normanby St BRIGHTON 3186 (REI)

4 3 2

Price: $7,300,000
Method: Private Sale
Date: 26/03/2024
Property Type: House (Res)

Agent Comments



397 New St BRIGHTON 3186 (REI/VG)

6 4 3

Price: $6,800,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 1288 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 - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

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