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: 2a Campbell Street, Brighton Vic 3186

Indicative selling price

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

Range between $3,100,000 & $3,300,000

Median sale price

Median price $3,210,000 Property Type House Suburb Brighton

Period - From 01/07/2022 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	281 New St BRIGHTON 3186	$3,200,000	01/04/2023
2	4b Harwood St BRIGHTON 3186	$3,125,000	21/08/2023
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: 05/10/2023 17:27

2a Campbell Street, Brighton Vic 3186



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,100,000 - $3,300,000
Median House Price
Year ending June 2023: $3,210,000

Comparable Properties



281 New St BRIGHTON 3186 (REI/VG)

4 5 4

Price: $3,200,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments



4b Harwood St BRIGHTON 3186 (REI)

4 3 4

Price: $3,125,000
Method: Private Sale
Date: 21/08/2023
Property Type: House (Res)

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 - Jellis Craig | P: 03 9864 5000

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