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	1/16 Montclair Avenue, Brighton Vic 3186

Indicative selling price

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

Range between $1,725,000 & $1,890,000

Median sale price

Median price $3,267,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/06/2024 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	3a Sunnyside Av BRIGHTON EAST 3187	$1,826,000	07/09/2024
2	1/126 North Rd BRIGHTON 3186	$1,720,000	25/06/2024
3	19 Wairoa Av BRIGHTON EAST 3187	$1,818,000	10/05/2024

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: 16/09/2024 13:59

1/16 Montclair Avenue, Brighton Vic 3186



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,725,000 - $1,890,000
Median House Price
Year ending June 2024: $3,267,500

Comparable Properties



3a Sunnyside Av BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,826,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Townhouse (Res)

Agent Comments



1/126 North Rd BRIGHTON 3186 (REI/VG)

3 3 2

Price: $1,720,000
Method: Private Sale
Date: 25/06/2024
Property Type: Townhouse (Res)

Agent Comments



19 Wairoa Av BRIGHTON EAST 3187 (REI/VG)

3 2 3

Price: $1,818,000
Method: Sold Before Auction
Date: 10/05/2024
Property Type: Townhouse (Res)
Land Size: 312 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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