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 | 6 Burston Place, Brighton Vic 3186 |

## Indicative selling price

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

Range between $2,750,000 & $2,950,000

## Median sale price

Median price $3,475,000 Property Type House Suburb Brighton

Period - From 01/07/2024 to 30/09/2024 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 | 9 Whyte St BRIGHTON 3186 | $2,970,000 | 15/06/2024 |
| 2 | 10 Valda Gr BRIGHTON 3186 | $2,860,000 | 20/05/2024 |
| 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: 08/11/2024 12:36

# 6 Burston Place, Brighton Vic 3186

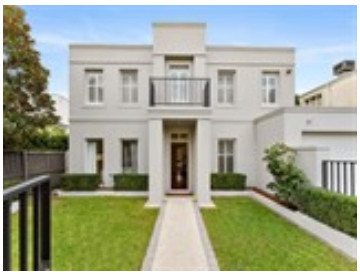


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**Property Type:**
Agent Comments

**Indicative Selling Price**
$2,750,000 - $2,950,000
**Median House Price**
September quarter 2024: $3,475,000

## Comparable Properties



**9 Whyte St BRIGHTON 3186 (REI/VG)**

4 2 2

Agent Comments

**Price:** $2,970,000
**Method:** Auction Sale
**Date:** 15/06/2024
**Property Type:** House (Res)
**Land Size:** 443 sqm approx



**10 Valda Gr BRIGHTON 3186 (REI/VG)**

4 3 2

Agent Comments

**Price:** $2,860,000
**Method:** Private Sale
**Date:** 20/05/2024
**Property Type:** House (Res)
**Land Size:** 743 sqm approx

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** - Marshall White | P: 03 9822 9999

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