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 | 8 Selwyn Street, Brighton, VIC 3186 |

## Indicative selling price

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

Range between $4,100,000 & $4,500,000

## Median sale price

Median price $3,227,500 Property Type House Suburb BRIGHTON

Period - From 26/05/2024 to 25/11/2024 Source core_logic

## Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 1 Meek Street Brighton Vic 3186 | $4,270,000 | 2024-05-29 |
| 2 | | |
| 3 | | |

This Statement of Information was prepared on: 26/11/2024