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	13 Cole Street, Brighton Vic 3186

Indicative selling price

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

Single price $6,000,000

Median sale price

Median price $3,762,500 Property Type House Suburb Brighton

Period - From 01/04/2024 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	13 Wellington St BRIGHTON 3186	$5,900,000	07/06/2024
2	8 Weatherly Gr BRIGHTON 3186	$5,730,000	31/05/2024
3	22 Cosham St BRIGHTON 3186	$6,500,000	08/07/2024

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: 28/08/2024 10:31

13 Cole Street, Brighton Vic 3186

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6 4 4

Property Type: House

Agent Comments

Indicative Selling Price
$6,000,000
Median House Price
June quarter 2024: $3,762,500

Comparable Properties

13 Wellington St BRIGHTON 3186 (REI)

3 - -

Price: $5,900,000
Method:
Date: 07/06/2024
Property Type: House

Agent Comments

8 Weatherly Gr BRIGHTON 3186 (REI)

5 4 2

Price: $5,730,000
Method:
Date: 31/05/2024
Property Type: House

Agent Comments



22 Cosham St BRIGHTON 3186 (REI)

5 2 5

Price: $6,500,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 1100 sqm approx

Agent Comments

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