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

362B New Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$3,200,000		&		\$3,400,000			
Median sale p	rice							
Median price	\$2,800,000	Pro	operty Type	Hou	ISE		Suburb	Brighton
Period - From	18/09/2019	to	17/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Stanley St BRIGHTON 3186	\$3,572,800	02/07/2020
2	108 Cochrane St BRIGHTON 3186	\$3,325,000	22/08/2020
3	148 New St BRIGHTON 3186	\$3,300,550	26/05/2020

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:

18/09/2020 15:19



362B New Street, Brighton Vic 3186







Property Type: House Land Size: 483 sqm approx Indicative Selling Price \$3,200,000 - \$3,400,000 Median House Price 18/09/2019 - 17/09/2020: \$2,800,000

Comparable Properties



3 Stanley St BRIGHTON 3186 (REI)



Price: \$3,572,800 Method: Private Sale Date: 02/07/2020 Property Type: House



108 Cochrane St BRIGHTON 3186 (REI)



Price: \$3,325,000 Method: Auction Sale Date: 22/08/2020 Property Type: House (Res)



148 New St BRIGHTON 3186 (REI)



Price: \$3,300,550 Method: Private Sale Date: 26/05/2020 Property Type: House

Account - The Agency Port Phillip | P: 03 8578 0388



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.