

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000 & \$3,400,000

### Median sale price

Median price \$2,800,000 Property Type House Suburb Brighton

Period - From 18/09/2019 to 17/09/2020 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	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



 5    4    2

**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)**

 5    4    6

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



**108 Cochrane St BRIGHTON 3186 (REI)**

 4    2    2

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



**148 New St BRIGHTON 3186 (REI)**

 4    2    1

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