

# 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

364 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 \$3,087,500 Property Type House Suburb Brighton

Period - From 01/07/2020 to 30/09/2020 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 | 39 Murphy St BRIGHTON 3186     | \$3,750,000 | 28/06/2020   |
| 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:

26/10/2020 16:58

364 New Street, Brighton Vic 3186

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 5  4  2

**Property Type:** House (Res)  
**Land Size:** 483 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,400,000  
**Median House Price**  
September quarter 2020: \$3,087,500

## Comparable Properties



**39 Murphy St BRIGHTON 3186 (REI)**

**Agent Comments**

 5  4  1

**Price:** \$3,750,000  
**Method:** Private Sale  
**Date:** 28/06/2020  
**Property Type:** House



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

**Agent Comments**

 4  2  2

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



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

**Agent Comments**

 4  2  1

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

Account - Whitefox Real Estate | P: 96459699



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.