## 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

11 Durrant Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,550,000		&		\$1,650,000					
Median sale pr	rice									
Median price	\$3,400,000	Pro	operty Type	Hou	ise		Suburb	Brighton		
Period - From	31/03/2021	to	30/03/2022		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.

Add	dress of comparable property	Price	Date of sale
1	457 New St BRIGHTON 3186	\$1,650,000	21/12/2021
2	3/58 Durrant St BRIGHTON 3186	\$1,620,000	10/03/2022
3	15 Lynch St BRIGHTON 3186	\$1,576,000	04/12/2021

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:

31/03/2022 12:29









Rooms: 5 Property Type: House (Res) Land Size: 278 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price 31/03/2021 - 30/03/2022: \$3,400,000

# **Comparable Properties**



Price: \$1,650,000 Method: Auction Sale Date: 21/12/2021 Property Type: House (Res) Land Size: 225 sqm approx

3

3

457 New St BRIGHTON 3186 (REI/VG)

3/58 Durrant St BRIGHTON 3186 (REI)

1

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**6** 2

Agent Comments



Price: \$1,620,000 Method: Sold Before Auction Date: 10/03/2022 Property Type: Townhouse (Res)

15 Lynch St BRIGHTON 3186 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,576,000 Method: Auction Sale Date: 04/12/2021 Property Type: House (Res) Land Size: 190 sqm approx

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

propertydata



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