

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

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$3,400,000 Property Type House Suburb Brighton

Period - From 31/03/2021 to 30/03/2022 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	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



2   1   1

**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



**457 New St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   1   -

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



**3/58 Durrant St BRIGHTON 3186 (REI)**

**Agent Comments**

3   2   2

**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**

2   1   -

**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