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

14 Weatherly Grove, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$5,450,000		&		\$5,800,000			
Median sale p	rice							
Median price	\$3,951,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/01/2023	to	31/03/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	7 Park St BRIGHTON 3186	\$6,380,000	06/04/2023
2	27 Moffat St BRIGHTON 3186	\$5,550,000	11/03/2023
3	174 New St BRIGHTON 3186	\$5,225,000	14/02/2023

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.

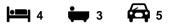
This Statement of Information was prepared on:

05/06/2023 17:20



FREDMAN





Property Type: House Land Size: 753.62 sqm approx Agent Comments Indicative Selling Price \$5,450,000 - \$5,800,000 Median House Price March quarter 2023: \$3,951,000

Comparable Properties



7 Park St BRIGHTON 3186 (REI)



Price: \$6,380,000 Method: Private Sale Date: 06/04/2023 Property Type: House Agent Comments

Agent Comments

27 Moffat St BRIGHTON 3186 (REI/VG)



Price: \$5,550,000 Method: Private Sale Date: 11/03/2023 Property Type: House (Res) Land Size: 538 sqm approx



174 New St BRIGHTON 3186 (REI)



Price: \$5,225,000 Method: Private Sale Date: 14/02/2023 Property Type: House (Res) Agent Comments

Account - Fredman Property Group



property data

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