

# 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

5 Merton Avenue, 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 \$5,700,000 & \$6,000,000

### Median sale price

Median price \$3,255,000 Property Type House Suburb Brighton

Period - From 01/04/2023 to 31/03/2024 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	12 Normanby St BRIGHTON 3186	\$7,300,000	26/03/2024
2	17 Meek St BRIGHTON 3186	\$5,600,000	02/03/2024
3	1a Newbay Cr BRIGHTON 3186	\$5,500,000	01/03/2024

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:

22/04/2024 16:38



4 2 4

**Property Type:** House  
**Land Size:** 764 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$5,700,000 - \$6,000,000  
**Median House Price**  
Year ending March 2024: \$3,255,000

## Comparable Properties



12 Normanby St BRIGHTON 3186 (REI)

**Agent Comments**

4 3 2

**Price:** \$7,300,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House (Res)



17 Meek St BRIGHTON 3186 (REI)

**Agent Comments**

5 3 1

**Price:** \$5,600,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)



1a Newbay Cr BRIGHTON 3186 (REI)

**Agent Comments**

5 3 3

**Price:** \$5,500,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House

**Account - Fredman Property Group**