

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

22 Whyte Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,200,000 & \$3,450,000

Median sale price

Median price \$3,267,500 Property Type House Suburb Brighton

Period - From 01/07/2023 to 30/06/2024 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	1 James St BRIGHTON 3186	\$3,600,000	16/05/2024
2	15 Moffat St BRIGHTON 3186	\$3,950,000	08/05/2024
3	48 Dendy St BRIGHTON 3186	\$3,350,000	13/03/2024

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:

19/08/2024 13:21



4 3 2

Property Type: House
Land Size: 402 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,450,000
Median House Price
Year ending June 2024: \$3,267,500

Comparable Properties



1 James St BRIGHTON 3186 (REI/VG)

Agent Comments

4 4 2

Price: \$3,600,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 516 sqm approx



15 Moffat St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$3,950,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: House (Res)
Land Size: 532 sqm approx



48 Dendy St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$3,350,000
Method: Private Sale
Date: 13/03/2024
Property Type: House
Land Size: 585 sqm approx

Account - Fredman Property Group



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