

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

74 Elwood Street, Brighton Vic 3186

Indicative selling price

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

Range between \$5,400,000 & \$5,800,000

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	22 Downes Av BRIGHTON 3186	\$5,300,000	28/06/2024
2	13 Wellington St BRIGHTON 3186	\$5,900,000	07/06/2024
3			

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: 11/09/2024 13:47



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Property Type: House
Land Size: 657 sqm approx
 Agent Comments

Indicative Selling Price
 \$5,400,000 - \$5,800,000
Median House Price
 Year ending June 2024: \$3,267,500

Comparable Properties

22 Downes Av BRIGHTON 3186 (REI)

Agent Comments

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  3
  2

Price: \$5,300,000
Method:
Date: 28/06/2024
Property Type: House



13 Wellington St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$5,900,000
Method: Sale
Date: 07/06/2024
Property Type: House (Res)
Land Size: 745 sqm approx

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.

Account - Fredman Property Group



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