

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

160 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,188,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 30/09/2024 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 Summerhill Rd BRIGHTON EAST 3187	\$3,950,000	27/10/2024
2	307 South Rd BRIGHTON EAST 3187	\$4,100,000	16/07/2024
3	2 Waverley St BRIGHTON EAST 3187	\$3,500,000	03/06/2024

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:

21/11/2024 16:42



 5  3  2

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending September 2024: \$2,188,000

Comparable Properties



1 Summerhill Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 5  3  2

Price: \$3,950,000

Method: Private Sale

Date: 27/10/2024

Property Type: House

Land Size: 650 sqm approx



307 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  4  4

Price: \$4,100,000

Method: Private Sale

Date: 16/07/2024

Property Type: House (Res)

Land Size: 780 sqm approx



2 Waverley St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  3

Price: \$3,500,000

Method: Sold Before Auction

Date: 03/06/2024

Property Type: House (Res)

Land Size: 689 sqm approx

Account - Fredman Property Group



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