Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 60 New Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$5,950,000		&		\$6,350,000				
Median sale price									
Median price	\$3,475,000	Pro	Property Type Hous		ક્ર ડા		Suburb	Brighton	
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	137 New St BRIGHTON 3186	\$6,600,000	19/11/2024
2	10 South Rd BRIGHTON 3186	\$7,300,000	01/10/2024
3	84 New St BRIGHTON 3186	\$7,000,000	21/09/2024

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.

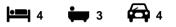
This Statement of Information was prepared on:

28/11/2024 18:30



FREDMAN





Property Type: House **Land Size:** 1289 sqm approx Agent Comments Indicative Selling Price \$5,950,000 - \$6,350,000 Median House Price September quarter 2024: \$3,475,000

Comparable Properties

137 New St BRIGHTON 3186 (REI) 138 Note: 139 Note: 19/11/2024 Property Type: 137 New St BRIGHTON 3186 (REI) 138 Note: 139 Note: 130 Note: 130 Note: <	Agent Comments
10 South Rd BRIGHTON 3186 (REI) 1 5 1 6 Price: \$7,300,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 1310 sqm approx	Agent Comments
84 New St BRIGHTON 3186 (REI) 5 4 Price: \$7,000,000 Method: Private Sale Date: 21/09/2024 Property Type: House Land Size: 650 sqm approx	Agent Comments

Account - Fredman



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