## 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 2/6 Lindsay Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$5,000,000								
Median sale price									
Median price	\$3,350,000	Pro	operty Type Hou	ISE	Suburb	Brighton			
Period - From	01/04/2024	to	31/03/2025	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 sixmonths 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	203/59 Carpenter St BRIGHTON 3186	\$7,100,000	10/03/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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:

15/05/2025 11:52



# FREDMAN

Joel Fredman 0413 487 837 joel@fredman.com.au





Property Type: Apartment Land Size: 296sqm internal + 106sqm external approx. sqm approx Agent Comments Indicative Selling Price \$5,000,000 Median House Price Year ending March 2025: \$3,350,000

Agent Comments

# **Comparable Properties**



203/59 Carpenter St BRIGHTON 3186 (REI)



Price: \$7,100,000 Method: Private Sale Date: 10/03/2025 Property Type: Apartment Land Size: 390 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



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