## Statement of Information

## Single residential property located in the Melbourne metropolitan area

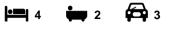
## Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Address Including suburb and postcode 97 Male Street, Brighton Vic 3186											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$3,300,000				&		\$3,500,000					
Median sale price											
Median price \$2,655,000		Pr	Property Type Hou		se			urb	Brighton		
Period - From 01/07/2021		01/07/2021	to	30/09/2021	/09/2021 Soui		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.											
Address of comparable property									Pr	ice	Date of sale
1											
2											
3											
OR											
В*	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:									27/10/2021 10:34		









**Property Type:** House Agent Comments

Indicative Selling Price \$3,300,000 - \$3,500,000 Median House Price September quarter 2021: \$2,655,000

## Comparable Properties

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 - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566



