

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 201/37 Male Street, Brighton VIC 3186

Indicative selling price

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

Single price \$3,530,000

Median sale price

Median price \$1,120,000 Property type Apartment Suburb Brighton, VIC 3186

Period - From April 2023 to March 2024 Source Realestate.com.au

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

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: 26/04/2024