

# 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

1/279 New Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$970,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2020

to 31/12/2020

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	2/135 Carpenter St BRIGHTON 3186	\$1,080,000	30/11/2020
2	1/29 Pine St BRIGHTON EAST 3187	\$1,075,000	16/10/2020
3	2/272 St Kilda St BRIGHTON 3186	\$1,020,000	07/10/2020

**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:

25/01/2021 08:06



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**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

December quarter 2020: \$970,000

## Comparable Properties



**2/135 Carpenter St BRIGHTON 3186 (REI)**

**Agent Comments**

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**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 30/11/2020

**Property Type:** Apartment



**1/29 Pine St BRIGHTON EAST 3187 (VG)**

**Agent Comments**

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**Price:** \$1,075,000

**Method:** Sale

**Date:** 16/10/2020

**Property Type:** Strata Unit/Flat

**2/272 St Kilda St BRIGHTON 3186 (VG)**

**Agent Comments**

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**Price:** \$1,020,000

**Method:** Sale

**Date:** 07/10/2020

**Property Type:** Flat/Unit/Apartment (Res)