

# 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

4/18 Black 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 \$3,450,000

&

\$3,550,000

### Median sale price

Median price \$3,210,000

Property Type House

Suburb Brighton

Period - From 01/10/2022

to

30/09/2023

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	3/18 Black St BRIGHTON 3186	\$3,600,000	26/10/2023
2			
3			

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:

27/11/2023 11:45

Lana Samuels  
9645 9699  
0435 165 633

lana@whitefoxrealestate.com.au

**Indicative Selling Price**

\$3,450,000 - \$3,550,000

**Median House Price**

Year ending September 2023: \$3,210,000



3 3 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3/18 Black St BRIGHTON 3186 (REI)**

Agent Comments

3 3 2

**Price:** \$3,600,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Townhouse (Res)

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.