

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11/11 Well Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,450,000

Median sale price

Median price

\$1,185,000

Property Type

Unit

Suburb

Brighton

Period - From

08/01/2021

to

07/01/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/4 Well St BRIGHTON 3186	\$2,550,000	11/11/2021
2	5/4 Were St BRIGHTON 3186	\$2,425,000	07/12/2021
3	30/171 Church St BRIGHTON 3186	\$2,125,000	06/07/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/01/2022 11:54

11/11 Well Street, Brighton Vic 3186

ATRIA
REAL ESTATE

Simone Chin

03 8680 9461

0403 857 266

simone@atriarealestate.com.au

Indicative Selling Price

\$2,450,000

Median Unit Price

08/01/2021 - 07/01/2022: \$1,185,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



1/4 Well St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,550,000

Method: Private Sale

Date: 11/11/2021

Property Type: Apartment



5/4 Were St BRIGHTON 3186 (REI)

Agent Comments

2 2 4

Price: \$2,425,000

Method: Auction Sale

Date: 07/12/2021

Property Type: Unit



30/171 Church St BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 3

Price: \$2,125,000

Method: Private Sale

Date: 06/07/2021

Property Type: Apartment

Account - Atria Real Estate



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.