

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

12/568 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$730,000 & \$750,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Brighton

Period - From 14/03/2023 to 13/03/2024 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	10/83 Asling St BRIGHTON 3186	\$747,500	19/09/2023
2	1/76 Orrong Rd ELSTERNWICK 3185	\$740,000	02/12/2023
3	304/138 Glen Eira Rd ELSTERNWICK 3185	\$730,000	03/03/2024

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:

14/03/2024 15:03



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$730,000 - \$750,000

Median Unit Price

14/03/2023 - 13/03/2024: \$1,100,000

Comparable Properties



10/83 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$747,500

Method: Private Sale

Date: 19/09/2023

Property Type: Apartment



1/76 Orrong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 2

Price: \$740,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Apartment



304/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 2 2

Price: \$730,000

Method: Auction Sale

Date: 03/03/2024

Property Type: Apartment

Account - Atria Real Estate