

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

5/8 MANOR STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,203,955

Property type

Unit

Suburb

Brighton

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

5/171 CHURCH STREET BRIGHTON VIC 3186	\$930,000	08-Aug-24
5/307 NEW STREET BRIGHTON VIC 3186	\$910,000	09-Oct-24
7/307 NEW STREET BRIGHTON VIC 3186	\$870,000	27-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 13 January 2025



**5/171 CHURCH STREET BRIGHTON
VIC 3186**

3 2 -

Sold Price

\$930,000

Sold Date **08-Aug-24**

Distance

0.73km



**5/307 NEW STREET BRIGHTON
VIC 3186**

2 1 2

Sold Price

\$910,000

Sold Date **09-Oct-24**

Distance

1.37km



**7/307 NEW STREET BRIGHTON
VIC 3186**

2 1 2

Sold Price

\$870,000

Sold Date **27-Aug-24**

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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