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 | 40/568 New Street, Brighton Vic 3186

Indicative selling price

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

Range between | $590,000 | & | $640,000

Median sale price

| Median price | $1,292,500 | Property Type | Unit | Suburb | Brighton |

| Period - From | 01/07/2021 | to | 30/06/2022 | 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	304/126 Brighton Rd RIPPONLEA 3185	$675,000	02/07/2022
2	18/125 Ormond Rd ELWOOD 3184	$660,000	19/08/2022
3	2/14 Nepean Hwy BRIGHTON 3186	$650,250	27/06/2022

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.~~

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending June 2022: $1,292,500

Comparable Properties

304/126 Brighton Rd RIPPONLEA 3185 (REI/VG)

2 2 1

Price: $675,000
Method: Auction Sale
Date: 02/07/2022
Property Type: Apartment

Agent Comments

18/125 Ormond Rd ELWOOD 3184 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 19/08/2022
Property Type: Apartment

Agent Comments

2/14 Nepean Hwy BRIGHTON 3186 (REI)

2 2 1

Price: $650,250
Method: Private Sale
Date: 27/06/2022
Property Type: Apartment

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748