

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

108/317 NEW 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,315,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jun 2023

to

31 May 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

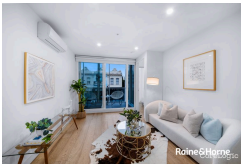
103/211 BAY STREET BRIGHTON VIC 3186	\$555,000	03-May-24
121/211 BAY STREET BRIGHTON VIC 3186	\$560,000	08-Apr-24
112/81 ASLING STREET BRIGHTON VIC 3186	\$605,000	11-Apr-24

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: 12 June 2024

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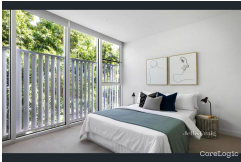


**103/211 BAY STREET BRIGHTON
 VIC 3186**

Sold Price ^{RS} **\$555,000** ^{UN} Sold Date **03-May-24**

2 1 1

Distance **0.58km**



**121/211 BAY STREET BRIGHTON VIC
 3186**

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **08-Apr-24**

2 2 1

Distance **0.58km**



**112/81 ASLING STREET BRIGHTON
 VIC 3186**

Sold Price **\$605,000** Sold Date **11-Apr-24**

2 1 1

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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