

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

205/81 Asling Street, Brighton Vic 3186

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$1,155,000 Property Type Unit Suburb Brighton

Period - From 01/01/2021 to 31/03/2021 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	5/4 Parkside St ELSTERNWICK 3185	\$720,000	22/05/2021
2	3/83 Asling St BRIGHTON 3186	\$650,000	26/04/2021
3	2/37 Foam St ELWOOD 3184	\$690,000	22/03/2021

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:

28/06/2021 16:45

205/81 Asling Street, Brighton Vic 3186



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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2021: \$1,155,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/4 Parkside St ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Sold Before Auction

Date: 22/05/2021

Property Type: Apartment

3/83 Asling St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$650,000

Method: Sale

Date: 26/04/2021

Property Type: Flat/Unit/Apartment (Res)



2/37 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 22/03/2021

Property Type: Apartment

Land Size: 595 sqm approx

Account - Wood Property | P: 03 8539 3333



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.