

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

11/363 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$1,080,000 Property Type Unit Suburb Brighton

Period - From 01/01/2020 to 31/03/2020 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	3/7 Vautier St ELWOOD 3184	\$855,000	26/11/2019
2	4/8 Manor St BRIGHTON 3186	\$830,000	22/02/2020
3	13/307-309 New St BRIGHTON 3186	\$820,000	29/11/2019

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:

07/05/2020 17:31



Property Type: Apartment

Agent Comments

So unexpected with its house-size proportions and beautiful private parkland, this stylishly renovated 2 bedroom 1st floor apartment is in a well-kept 70s building. Solid brick, it enjoys a fabulous lounge (balcony) & north facing dining with garden views.

Comparable Properties



3/7 Vautier St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$855,000

Method: Sale by Tender

Date: 26/11/2019

Property Type: Apartment



4/8 Manor St BRIGHTON 3186 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



13/307-309 New St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 29/11/2019

Rooms: 3

Property Type: Apartment