## 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

101/41a Black Street, Brighton Vic 3186

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning of thi	s price see consu	ımer.vic.gov.au/un	derquoting
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Single price \$2,895,000

#### Median sale price

Median price	\$1,288,500	Pro	perty Type Uni	t		Suburb	Brighton
Period - From	01/10/2021	to	30/09/2022	So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

27/10/2022 19:29







**Property Type:** Agent Comments Indicative Selling Price \$2,895,000 Median Unit Price Year ending September 2022: \$1,288,500

# **Comparable Properties**

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.

Account - The Agency Port Phillip | P: 03 8578 0388





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