

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

207/79-81 Asling Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$700,000

&

\$765,000

Median sale price

Median price

\$1,130,000

Property Type

Unit

Suburb

Brighton

Period - From

30/09/2020

to

29/09/2021

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	205/81 Asling St BRIGHTON 3186	\$765,000	31/07/2021
2	11/103 Bay St BRIGHTON 3186	\$745,000	28/06/2021
3	G10/103 Bay St BRIGHTON 3186	\$720,000	09/09/2021

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:

30/09/2021 21:38



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$765,000

Median Unit Price

30/09/2020 - 29/09/2021: \$1,130,000

Comparable Properties

205/81 Asling St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$765,000

Method: Auction Sale

Date: 31/07/2021

Property Type: Apartment



11/103 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$745,000

Method: Private Sale

Date: 28/06/2021

Property Type: Unit



G10/103 Bay St BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$720,000

Method: Private Sale

Date: 09/09/2021

Property Type: Apartment