

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

20/18 COCHRANE 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

\$385,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jun 2022

to

31 May 2023

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

17/18 COCHRANE STREET BRIGHTON VIC 3186	\$425,000	10-Feb-23
1/40 WELL STREET BRIGHTON VIC 3186	\$420,000	09-Mar-23

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: 02 June 2023

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**17/18 COCHRANE STREET
BRIGHTON VIC 3186**

1 1 1

Sold Price

\$425,000

Sold Date

10-Feb-23

Distance

0km**1/40 WELL STREET BRIGHTON VIC
3186**

1 1 1

Sold Price

\$420,000

Sold Date

09-Mar-23

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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