Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |1/32 Loller Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,255,000								
Median sale p	rice								
Median price	\$1,322,500	Pro	operty Type	Unit			Suburb	Brighton	
Period - From	01/07/2023	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	4/1 Clarkson Av BRIGHTON 3186	\$1,265,000	07/03/2024
2			
3			

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:

24/08/2024 14:54









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,255,000 Median Unit Price Year ending June 2024: \$1,322,500

Comparable Properties



4/1 Clarkson Av BRIGHTON 3186 (REI/VG)



Price: \$1,265,000 Method: Private Sale Date: 07/03/2024 Property Type: Apartment Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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two kilometres of the property for sale in the last six months.





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