

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

1/31 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,180,000 House Unit X Suburb Brighton

Period - From 01/10/2018 to 31/12/2018 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	1/10 Stanley St BRIGHTON 3186	\$950,000	16/02/2019
2	5/76 Whyte St BRIGHTON 3186	\$930,000	10/11/2018
3	7/1-3 Well St BRIGHTON 3186	\$850,000	30/10/2018

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.



2/3 1.5 2

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/10 Stanley St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Sold Before Auction

Date: 16/02/2019

Rooms: -

Property Type: Unit



5/76 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$930,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Unit

Land Size: 186 sqm approx



7/1-3 Well St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$850,000

Method: Sale

Date: 30/10/2018

Rooms: -

Property Type: Strata Unit/Flat