

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

158A Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,330,000

&

\$1,463,000

Median sale price

Median price \$2,290,000

House

X

Unit

Suburb Brighton

Period - From 01/04/2019

to

30/06/2019

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	1/135 Cole St BRIGHTON 3186	\$1,420,000	26/02/2019
2	14 Rose St BRIGHTON 3186	\$1,400,000	19/07/2019
3	6 Warriston St BRIGHTON 3186	\$1,340,000	25/05/2019

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.



Rooms:

Property Type: House (Res)

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



1/135 Cole St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Private Sale

Date: 26/02/2019

Rooms: -

Property Type: House



14 Rose St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 19/07/2019

Rooms: 6

Property Type: House



6 Warriston St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,340,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: House (Res)