

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

1/422 New Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$1,350,000

Property Type

Unit

Suburb

Brighton

Period - From

02/12/2021

to

01/12/2022

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	3/16 Collins St BRIGHTON 3186	\$2,350,000	16/11/2022
2	1/31 Pine Av ELWOOD 3184	\$1,992,000	20/08/2022
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:

02/12/2022 11:22



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000

Median Unit Price
02/12/2021 - 01/12/2022: \$1,350,000

Comparable Properties



3/16 Collins St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,350,000
Method: Private Sale
Date: 16/11/2022
Property Type: Apartment

1/31 Pine Av ELWOOD 3184 (VG)

Agent Comments



Price: \$1,992,000
Method: Sale
Date: 20/08/2022
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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.