

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

2/35 Normanby Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,027,500

Property Type

Unit

Suburb

Brighton

Period - From

20/06/2023

to

19/06/2024

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	5/270 St Kilda St BRIGHTON 3186	\$940,000	20/02/2024
2	1/878 Hampton St BRIGHTON 3186	\$900,000	02/05/2024
3	3/26 Warleigh Gr BRIGHTON 3186	\$847,000	07/06/2024

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:

20/06/2024 16:40

2/35 Normanby Street, Brighton Vic 3186



Suzie Farrell

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Indicative Selling Price

\$950,000

Median Unit Price

20/06/2023 - 19/06/2024: \$1,027,500



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



5/270 St Kilda St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$940,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment



1/878 Hampton St BRIGHTON 3186 (REI)

Agent Comments

2 1 2

Price: \$900,000

Method: Sold Before Auction

Date: 02/05/2024

Property Type: Unit



3/26 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$847,000

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment

Land Size: 82 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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