

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

205/116 Martin Street, Brighton Vic 3186

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$1,080,000 Property Type Unit Suburb Brighton

Period - From 01/01/2020 to 31/12/2020 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	504/28 Riddell Pde ELSTERNWICK 3185	\$625,000	11/01/2021
2	229/380 Bay St BRIGHTON 3186	\$620,000	03/12/2020
3	227/380 Bay St BRIGHTON 3186	\$600,000	10/11/2020

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:

15/03/2021 12:48



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

Year ending December 2020: \$1,080,000

Comparable Properties



504/28 Riddell Pde ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 11/01/2021

Property Type: Apartment



229/380 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 03/12/2020

Property Type: Apartment



227/380 Bay St BRIGHTON 3186 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 10/11/2020

Property Type: Flat/Unit/Apartment (Res)