

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

5/8 MANOR STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

Unit

Suburb

Brighton

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

3/13 GROSVENOR STREET BRIGHTON VIC 3186	\$1,075,000	28-Oct-24
4/16 BLACK STREET BRIGHTON VIC 3186	\$1,000,000	26-Sep-24
5/7 KEITH COURT BRIGHTON VIC 3186	\$1,035,000	16-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 18 December 2024



**3/13 GROSVENOR STREET
BRIGHTON VIC 3186**

2 1 1

Sold Price **\$1,075,000** Sold Date **28-Oct-24**

Distance **0.97km**



**4/16 BLACK STREET BRIGHTON
VIC 3186**

2 1 1

Sold Price **\$1,000,000** Sold Date **26-Sep-24**

Distance **0.63km**



**5/7 KEITH COURT BRIGHTON VIC
3186**

2 1 1

Sold Price **\$1,350,000** Sold Date **16-Aug-24**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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