Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/96 Cole Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,375,000	Pro	perty Type Un	it		Suburb	Brighton
Period - From	01/10/2024	to	31/12/2024	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	2/8 Clarkson Av BRIGHTON 3186	\$1,220,000	05/02/2025
2	1/20 Outer Cr BRIGHTON 3186	\$1,311,000	14/12/2024
3	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024

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:	26/02/2025 09:46



Date of sale











Property Type: Villa Unit Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median Unit Price** December quarter 2024: \$1,375,000

Comparable Properties



2/8 Clarkson Av BRIGHTON 3186 (REI)





Price: \$1,220,000

Method: Sold Before Auction

Date: 05/02/2025

Property Type: Townhouse (Res)

Agent Comments



1/20 Outer Cr BRIGHTON 3186 (REI/VG)

2





Agent Comments

Price: \$1,311,000 Method: Auction Sale Date: 14/12/2024 Property Type: Unit



1/67 William St BRIGHTON 3186 (REI/VG)









Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 13/11/2024 Property Type: Unit

Account - Atria Real Estate





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